

PD Modification Application: MM 24-0674

Zoning Hearing Master Date:

August 19, 2024

BOCC Land Use Meeting Date:

October 8, 2024



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Abacus Farms, LLC

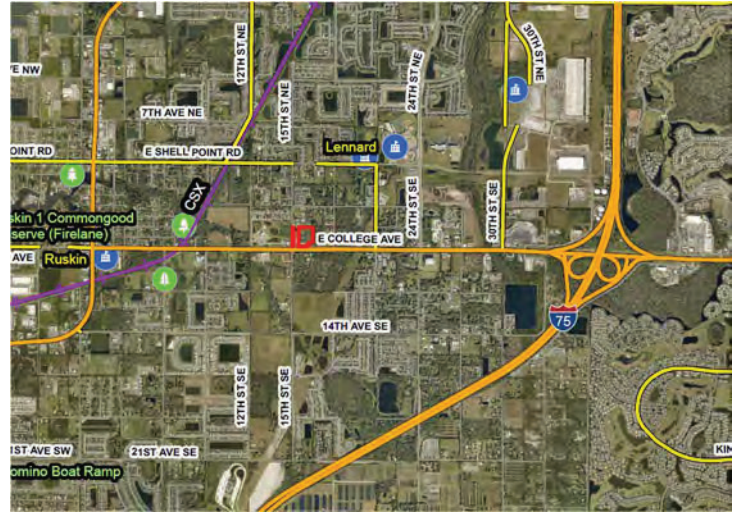
FLU
Category: SMU-6 (Suburban Mixed Use – 6)

Service Area: Urban

Site Acreage: 6.23

Community
Plan Area: Ruskin

Overlay: None



Introduction Summary

PD 04-0063 was approved in 2004 to allow the property located at the northwest corner of East College Avenue and 15th Street SE, approximately 1.25 miles east of S US 41, to be developed for CG, CN, and BPO uses with up to 94,500 square feet of gross floor area. The applicant is requesting a modification to combine Parcels B, C and D of the PD, to reconfigure the building envelop and access, change the allowable hours of operation, and allow for a retail, office, warehouse, and distribution uses. The majority of the subject property is currently used as a plant nursery. Parcel A is developed for 22,000 square feet of retail use and is not being modified.

Existing Approval(s)	Proposed Modification(s)
Parcel A: 22,000 SF furniture store	No change
Parcel B: 50,000 SF of office, warehouse, and CG uses	Combine Parcels B, C, and D to allow up to 40,000 SF of retail, warehouse, and distribution uses.
Parcel C: 15,000 SF of restricted CN uses	
Parcel D: 7,500 SF of BPO uses	

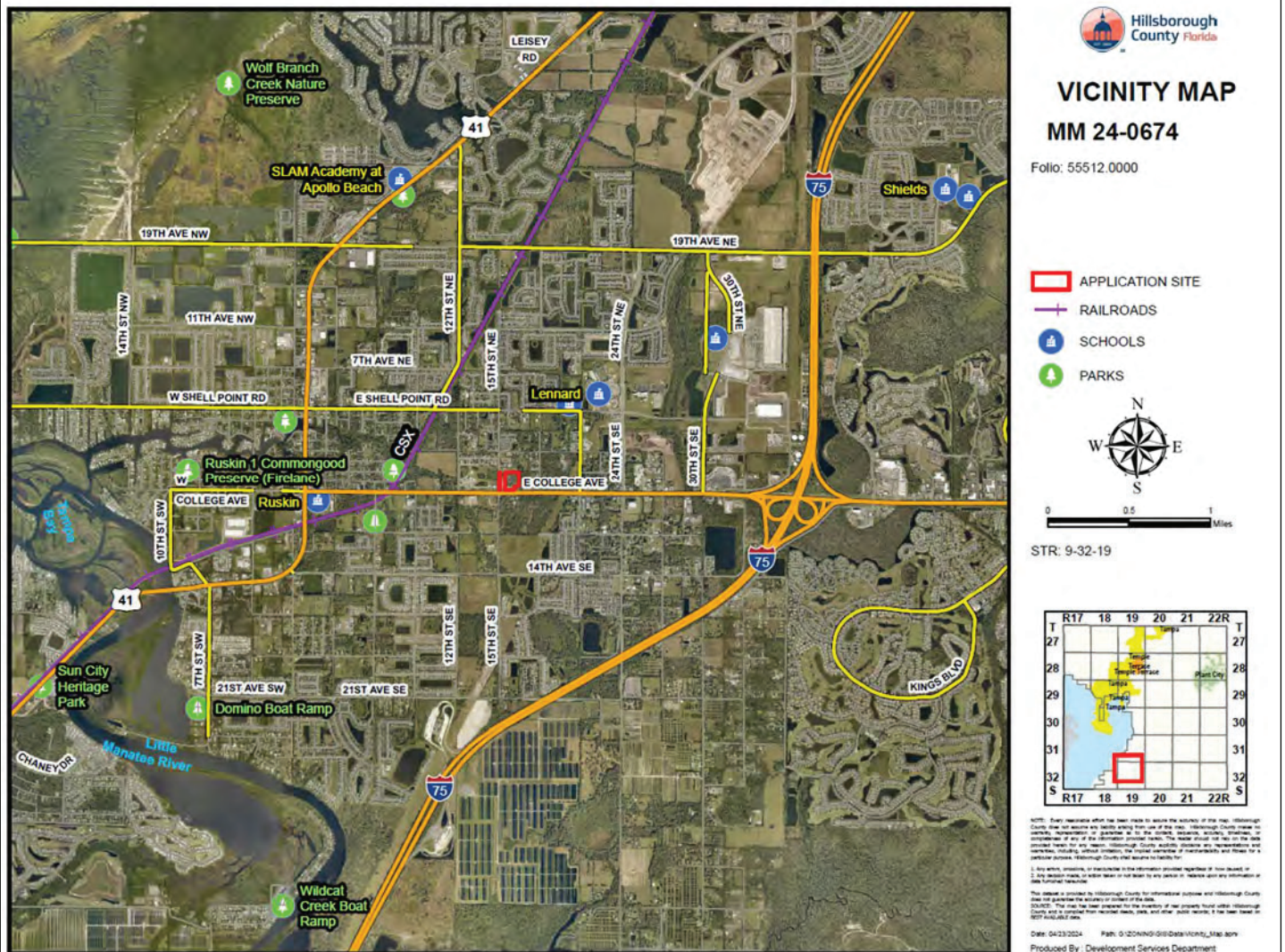
Additional Information

PD Variation(s)	None
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation Consistent	Development Services Recommendation Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

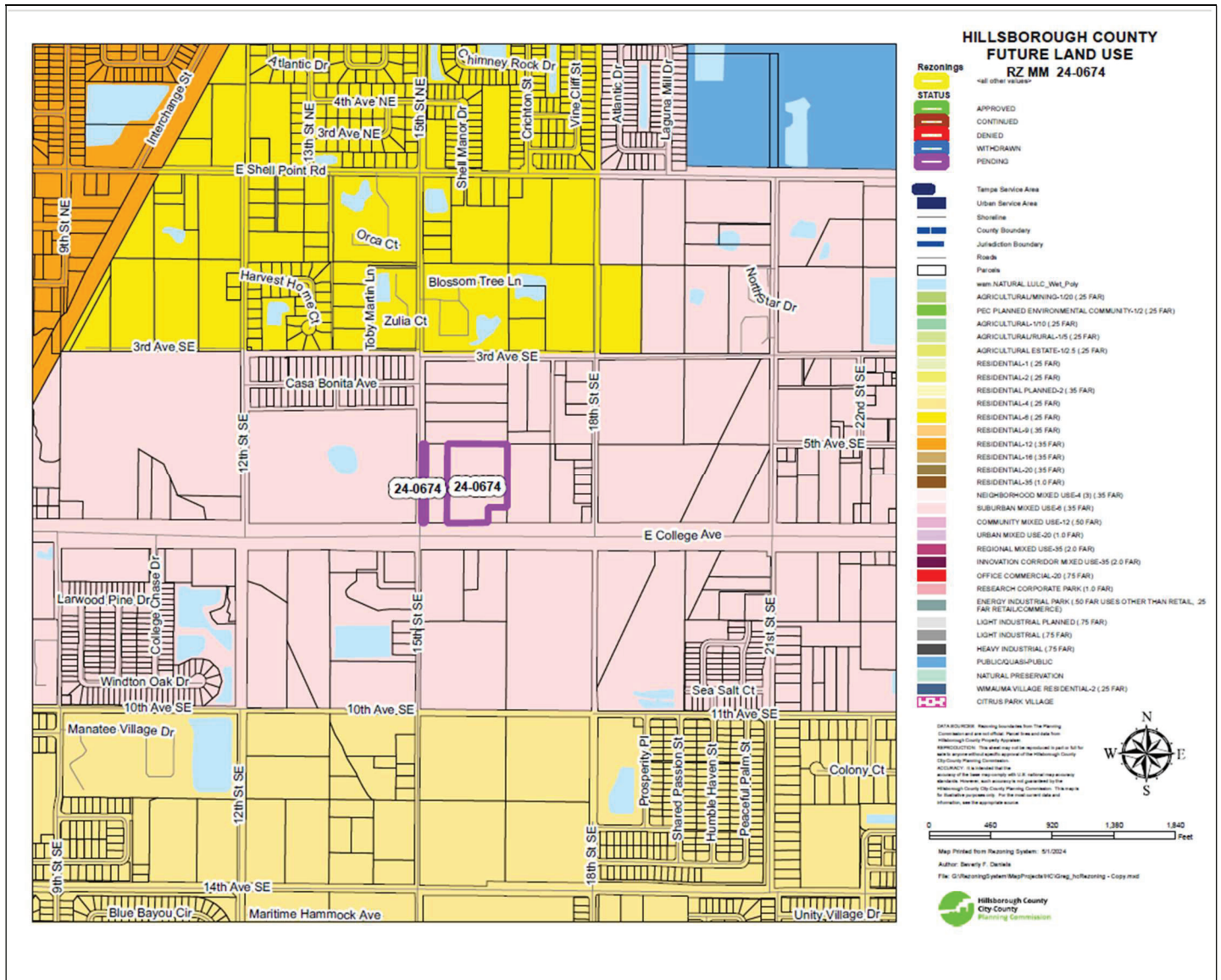


Context of Surrounding Area:

The subject property fronts the north side of a 206-foot-wide E College Avenue Right-of-Way and is located approximately halfway between S US Highway 41 and Interstate 75 in the Ruskin Community Plan Area. The primary uses in the immediate vicinity include single-family and multi-family residential, retail, and a church with a child care facility. Several large properties in the area are undeveloped.

2.0 LAND USE MAP SET AND SUMMARY DATA

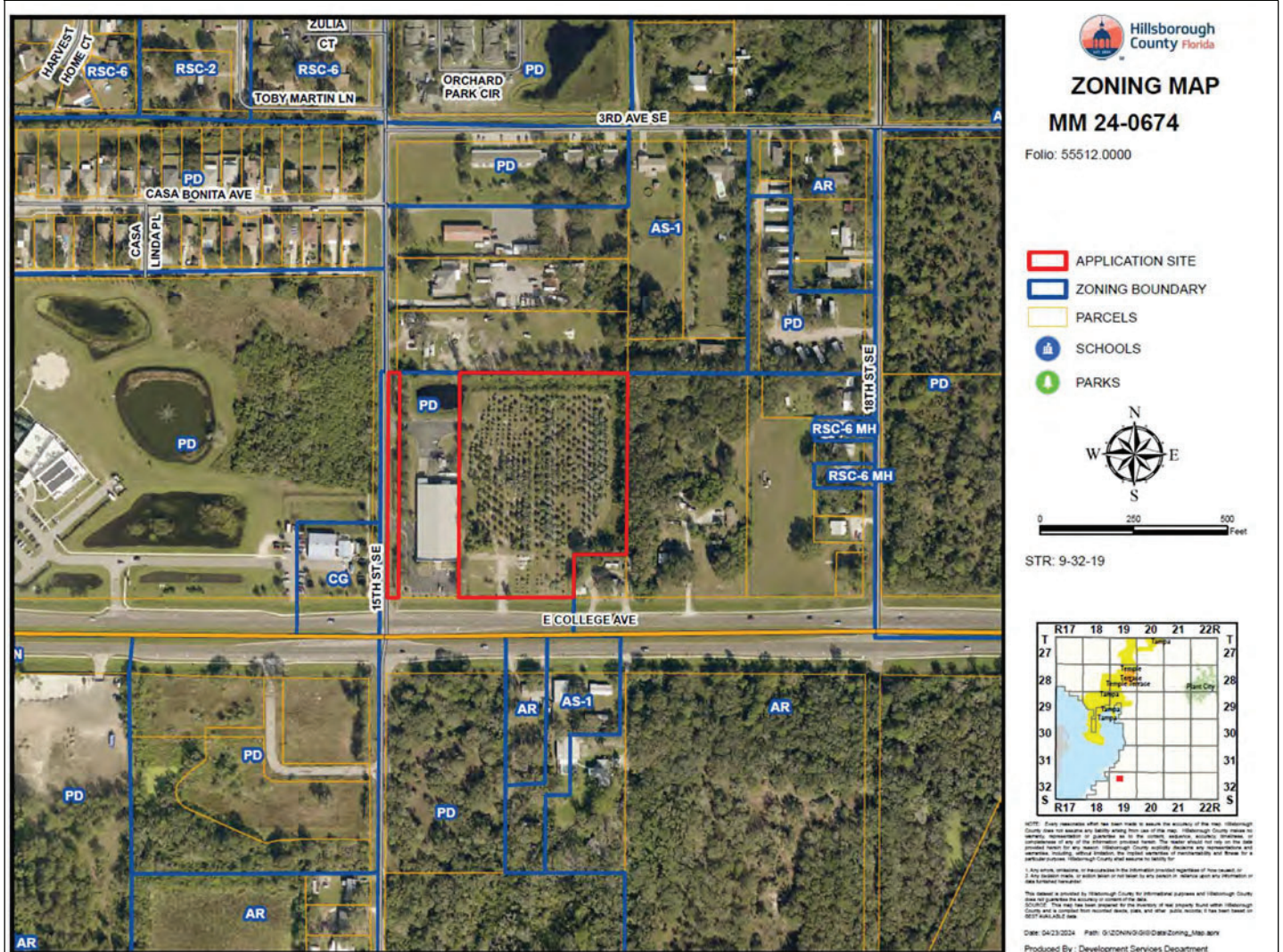
2.2 Future Land Use Map



Subject Site Future Land Use Category	Community Mixed Use – 12 (CMU-12) <u>Suburban Mixed Use – 6 (SMU-6)</u>
Maximum Density/FAR	12 dwelling units per gross acre (du/ga) / 0.50 FAR <u>6 dwelling units per gross acre (du/ga)/0.25 FAR up to 175,000 SF</u>
Typical Uses	Residential, community scale retail, commercial, office, research corporate park, light industrial multi-purpose and clustered residential and/or mixed use projects. <u>Residential, suburban scale neighborhood commercial, office, research corporate park, light industrial multi-purpose, clustered residential and mixed uses.</u>

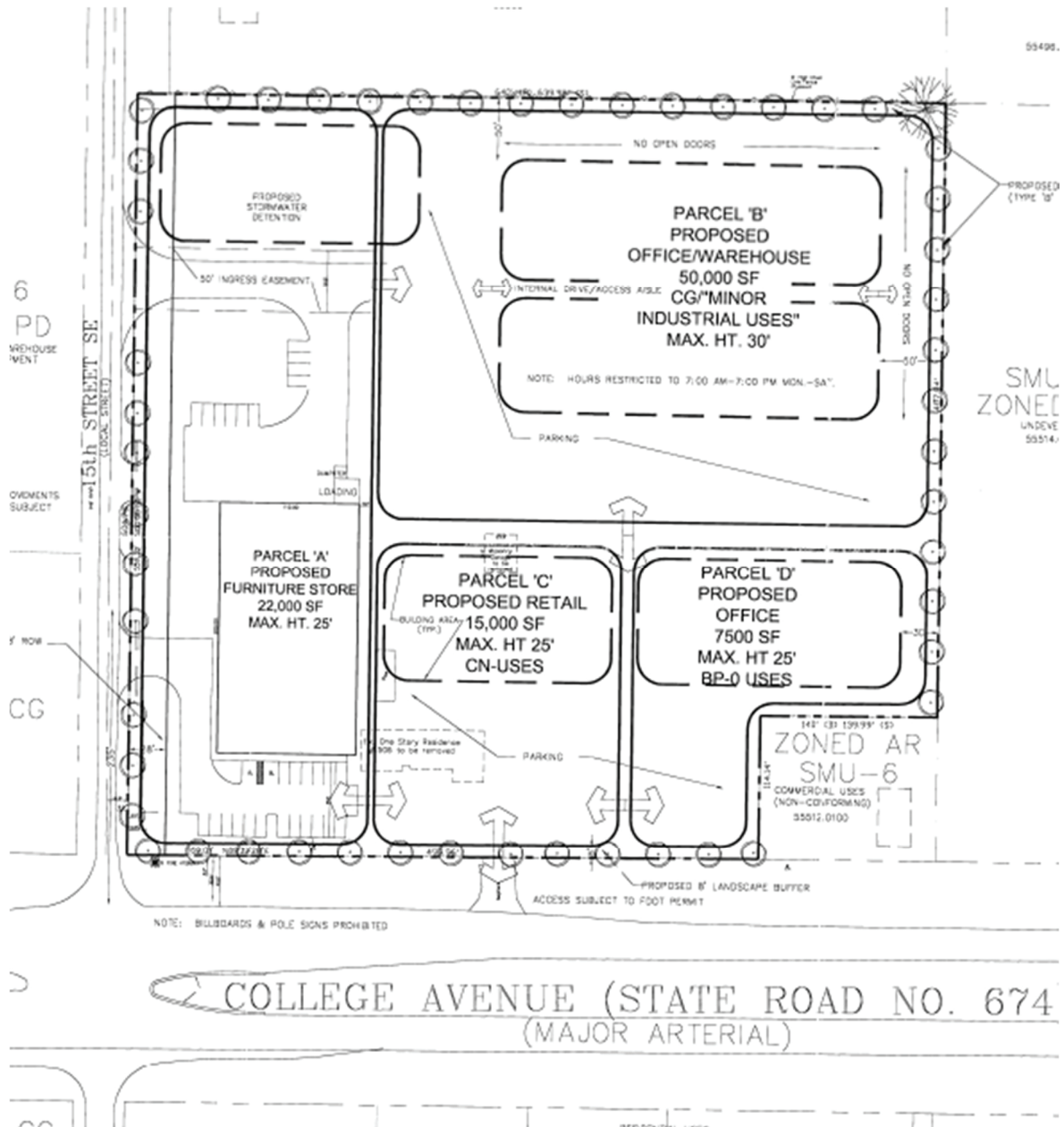
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

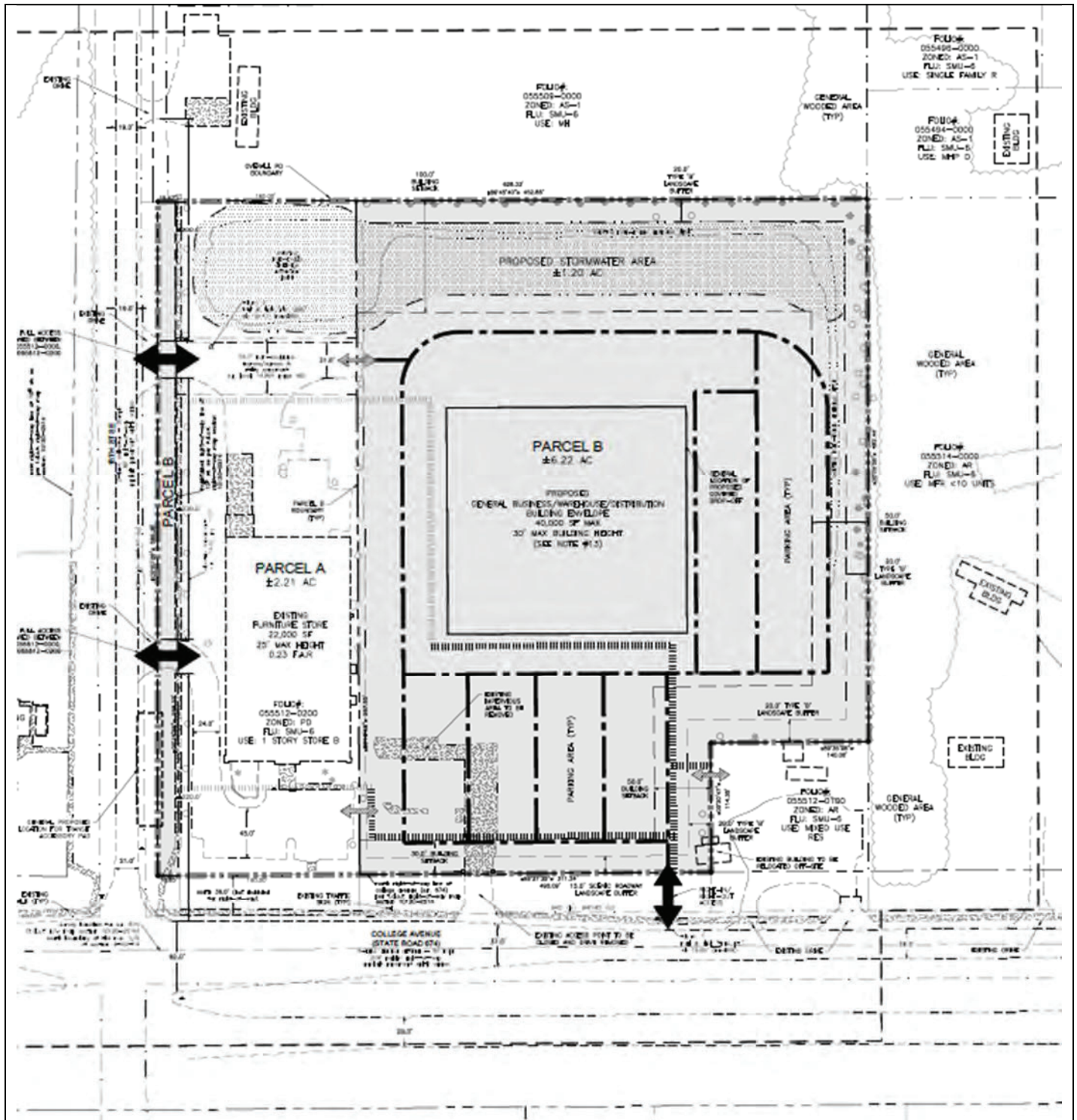


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning	Allowable Use	Existing Use
North	AS-1	1 DU per GA/FAR: NA	Agricultural and Single Family	Single Family
South	PD 07-0234	DU per GA: NA/FAR: 0.2	Medical Clinic, Pharmacy, Child Care	Vacant
	AR	1.0 DU per 5 GA/FAR: NA	Agricultural and Single Family	Single Family
	AS-1	1 DU per GA/FAR: NA	Agricultural and Single Family	Multi Family
East	AR	1.0 DU per 5 GA/FAR: NA	Agricultural and Single Family	Multi Family
	AR	1.0 DU per 5 GA/FAR: NA	Agricultural and Single Family	Mixed-Use, Residential
West	CG	DU per GA: NA/FAR: 0.27	Retail and Service	Retail
	PD 99-1383	19.3 DU per GA/FAR: 0.35	Church, School, Child Care, Multi Family	Church, Child Care

2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: MM 24-0674

ZHM HEARING DATE: AUGUST 19, 2024

BOCC LUM MEETING DATE: OCTOBER 8, 2024

CASE REVIEWER: SAM BALL

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
E. College Ave.	FDOT Arterial - Rural	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
15 th St. SE	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,274	133	374
Proposed	1,144	71	113
Difference (+/-)	(-)3,130	(-)62	(-)134

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
15 th St. SE/Substandard Roadway	Administrative Variance Requested	Approvable
Multiple/Number of Driveways	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☒ Yes ☐ No	See report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental				
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities				
Transportation				
☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See report
Service Area/ Water & Wastewater				
☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board				
Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☒ Yes ☐ No	
Impact/Mobility Fees: Urban Mobility, South Fire - Goodwill warehouse and store, estimated. Warehouse (Per 1,000 SF) Mobility: \$1,337 Fire: \$ 34				
Comprehensive Plan				
Planning Commission				
☐ Meets Locational Criteria ☐ N/A ☒ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☐ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the zoning and development pattern in the area, staff finds that the 34 % reduction in nonresidential entitlements, restricted hours and days of outdoor activities, the placement of structures 170 feet from the adjoining residential property to the north and 100 feet from the residential properties to the east that the proposed development plan is sensitive to the adjacent residential uses and compatible with the nonresidential properties in the area. Additionally, staff finds that the proposed use is appropriate for the subject property due to its frontage along College Avenue, a 4-lane divided arterial with a 50 MPH speed limit.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable subject to conditions.

6.0 PROPOSED CONDITIONS

Requirement for Certification:

1. Revise the Label "Proposed General Business/Warehouse/Distribution Building Envelope" to Proposed Retail (Shopper's Goods)/Warehouse/Distribution Building Envelope".
2. Revise the Label "General Proposed Location for Transit Accessory Pad" to "General Proposed Location for Transit Facilities – See Conditions of Approval".
3. Revise maximum FAR from 0.27 to 0.17.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 27, 2024.

1. The project shall be permitted a maximum of ~~94,500~~ 62,000 square feet of building area. The specific uses are as follows:
 - 1.1 Parcel A – 22,000 square feet for a furniture store.
 - 1.2 Parcel B – ~~50,000~~ 40,000 square feet for an office/warehouse (minor industry only), with the option for Commercial, General (CG) uses, excluding outdoor storage and major vehicle repair, Retail (Shopper's Goods), warehouse, and distribution uses such that no more than 20,000 square feet of Retail (Shopper's Goods) or 25,000 square feet of warehouse and distribution use shall be permitted within the 40,000 square footage. Drug stores, drinking establishments, and drive-through facilities shall not be permitted. The covered drop-off area noted on the site plan is permitted.
 - 1.3 Parcel C – 15,000 square feet for Commercial, Neighborhood (CN) uses, excluding fast food with drive-thru, gas stations, adult uses, liquor stores (a maximum 2,000 square foot sandwich shop/deli may be permitted).
 - 1.4 Parcel D – 7,500 square feet for Business Professional Office (BPO) uses.
 - 1.53 Parcels may be adjusted to accommodate stormwater and access issues during site development review.
2. The project shall be subject to the CG development standards, unless otherwise referenced herein.
 - 2.1 Parcel B – Minimum 50-foot building setback from northern and eastern property boundaries
Maximum height – 30 feet
No open doors/bays or loading docks shall face the northern or eastern property boundaries
Parcel A Maximum Height: 25 feet
 - 2.2 Parcels A, C, and D – Maximum height – 25 feet. Parcel B: Minimum 100 foot building setback from the north, 50-foot setback from the east, and 30-foot setback from the south property boundaries. Maximum height – 30 feet. No open doors/bays or loading docks shall face the eastern property boundary. Drop-off doors as noted on east ~~face~~ face of building are permitted.
3. Subject to Florida Department of Transportation (FDOT) approval, the development may be allowed one access point onto State Road (SR) 674. As a worse case, this access point may be restricted to right-in/right-out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97. The project shall be served by one (1) vehicular and pedestrian access connection to E. College Avenue and two vehicular and

pedestrian access connections to 15th Street SE, as shown on the PD site plan.

- ~~4. If required by a traffic analysis, and if warranted, at projects driveways, the developer shall construct a right turn lane (deceleration) on SR 674 and a right turn lane on 15th Street SE into the site. Left turn lanes into the site along 15th Street SE shall also be constructed. Vehicular and pedestrian cross access shall be provided to folio # 55512.0100.~~
- ~~5. If required by a traffic analysis, and if warranted, the developer shall construct/extend the left turn lanes for east to northbound traffic and for south to eastbound traffic at the intersection of SR 674/15th Street SE. Prior to or concurrent with the initial increment of development within the area of major modification 24-0674, the developer shall make the following site access improvement, subject to FDOT approval:~~
 - ~~a. Extend the westbound to northbound right turn lane on College Avenue at 15th Street SE to 350 feet;~~
 - ~~b. Extend the westbound to southbound left turn lane on College Avenue at 15th Street SE to 425 feet, and,~~
 - ~~c. Extend the eastbound to northbound left turn lane on College Avenue at 15th Street SE to 400 feet.~~
- ~~6. If required by a traffic analysis, and if warranted, the developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.~~
- ~~76.~~ If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns on SR 674 at each median cut adjacent (east/west of the site) to the project where a U-turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of storage needed to serve development traffic. The design and construction of these U-turn lanes shall be subject to FDOT approval.
- ~~87.~~ The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-0063), whichever comes first, up to 48 feet of right-of-way from the existing center line of right-of-way on 15th Street SE, to accommodate for the right-of-way as needed for a two lane collector. This shall be up to 28 feet from the existing right-of-way.
- ~~8.~~ If MM 24-0674 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 2, 2024), and which was found approvable by the County Engineer (on August 5, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L. Approval of this Administrative Variance will waive the substandard roadway improvements on 15th Street SE in association with the proposed development.
- ~~9.~~ If MM 24-0674 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 2, 2024), and which was found approvable by the County Engineer (on August 5, 2024) to waive the

requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.I. Approval of this Administrative Variance will waive the limitation on number of driveways permitted for the project.

10. Prior to or concurrent with the initial increment of development within area of major modification 24-0674, the developer shall provide a transit accessory pad including: shelter, seating, trash receptacle, and bicycle rack on 15th Street SE, in the area identified on the PD site plan, consistent with LDC, Sec. 6.03.09.C.3.a. Additionally, the developer shall construct an ADA compliant 5-foot sidewalk connection from the site to the transit accessory pad. Final location shall be determined at the time of site construction. If determined by the Hillsborough Area Regional Transit (HART) staff that the public transit facilities are not needed for the project, either in whole or in part, County staff may waive the public transit facilities requirement.
11. Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
912. Outdoor lighting shall be full-cutoff light fixtures.
1013. Parcel B hours of operation: are restricted to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No operation on Sundays or Holidays.

 - a. Retail (Shopper's Goods) and inside warehouse/distribution uses are restricted to 8:00 a.m. to 10:00 p.m. Monday through Saturday and 9:00 a.m. to 9:00 p.m. on Sundays.
 - b. Outside warehouse/distribution activities, such as truck arrivals, truck departures, loading, and unloading are restricted to Monday through Sunday Saturday between 7:00 a.m. and 6:00 p.m.
 - c. Outside warehouse/distribution activities, such as truck arrivals, truck departures, loading, and unloading are prohibited on Sundays.
1114. Prohibited uses shall include billboards and pole signs.
1215. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
1316. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
17. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
18. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
19. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

- ~~1420.~~ If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- ~~1521.~~ The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~16.~~ ~~Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.~~
- ~~1722.~~ Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
23. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

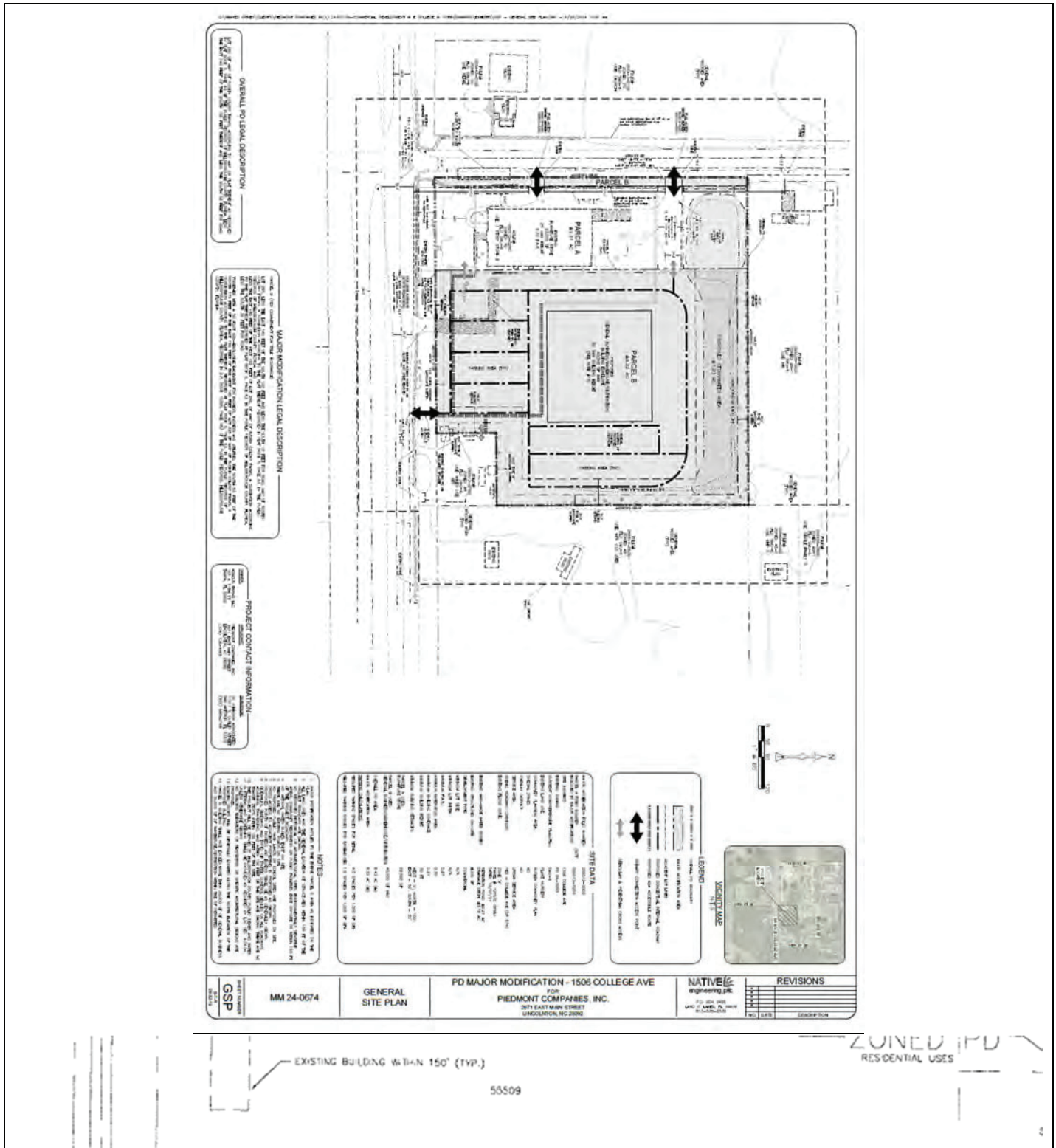
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 SITE PLANS (FULL)

8.2 Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/08/2024

Revised: 08/12/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin/South

PETITION NO: MM 24-0674

☐

This agency has no comments.

☐

This agency has no objection.

☒

This agency has no objection, subject to listed or attached conditions.

☐

This agency objects, based on the listed or attached conditions.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

- 1.2 Parcel B – 40,000 square feet for Retail Shopper's Goods, warehouse, and distribution use such that no more than 20,000 square feet of general business or 25,000 square feet of warehouse and distribution use shall be permitted within the 40,000 square footage. Drug stores, drinking establishments, and drive-thru facilities shall be not be permitted.
3. Subject to Florida Department of Transportation (FDOT) approval, the development may be allowed one access point onto State Road (SR) 674. As a worse case, this access point may be restricted to right in/right out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97. The project shall be served by one (1) vehicular and pedestrian access connection to E. College Ave. and two vehicular and pedestrian access connections to 15th St. SE, as shown on the PD site plan.
4. If required by a traffic analysis, and if warranted, at projects driveways, the developer shall construct a right turn lane (deceleration) on SR 674 and a right turn lane on 15th Street SE into the site. Left turn lanes into the site along 15th Street SE shall also be constructed. Vehicular and pedestrian cross access shall be provided to folio#55512.0100.
5. If required by a traffic analysis, and if warranted, the developer shall construct/extend the left turn lanes for east to northbound traffic and for south to eastbound traffic at the intersection of SR 674/15th Street SE. Prior to or concurrent with the initial increment of development within area of major modification 24-0674, the developer shall make the following site access improvements, subject to FDOT approval:
 - Extend the westbound to northbound right turn lane on College Ave. at 15th St. SE to 350 feet.

- Extend the westbound to southbound left turn lane on College Ave. at 15 St. SE to 425 feet, and
 - Extend the eastbound to northbound left turn lane on College Ave. at 15 St. SE to 400 feet.
6. ~~If required by a traffic analysis, and if warranted, the developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that a adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.~~
[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the applicant's transportation analysis indicates where auxiliary turn lanes are anticipated.]

New Conditions

- If MM 24-0674 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 2, 2024), and which was found approvable by the County Engineer (on August 5, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L. Approval of this Administrative Variance will waive the substandard roadway improvements on 15th St. SE in association with the proposed development.
- If MM 24-0674 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 2, 2024), and which was found approvable by the County Engineer (on August 5, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.I. Approval of this Administrative Variance will waive the limitation on number of driveways permitted for the project.
- Prior to or concurrent with the initial increment of development within area of major modification 24-0674, the developer shall provide a transit accessory pad including: shelter, seating, trash receptacle, and bicycle rack ~~on 15th Street SE, in the area identified on the PD site plan,~~ consistent with LDC, Sec. 6.03.09.C.3.a. Additionally, the developer shall construct an ADA compliant 5-foot sidewalk connection from the site to the transit accessory pad. Final location shall be determined at the time of site construction. If determined by the Hillsborough Area Regional Transit (HART) staff that the public transit facilities are not needed for the project, either in whole or in part, County staff may waive the public transit facilities requirement.
- Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Revise the Label “Proposed General Business/Warehouse/Distribution Building Envelope” to Proposed Retail Shopper’s Goods/Warehouse/Distribution Building Envelope”.
 - Revise the Label “General Proposed Location for Transit Accessory Pad” to “General Proposed Location for Transit Facilities – See Conditions of Approval”.

PROJECT OVERVIEW & ANALYSIS

The applicant is requesting a Major Modification (MM) to previously approved Planned Development (PD) 04-0063, consisting of two parcels totaling +/- 8.43 ac. The area of modification is approximately 6.22 ac. and has approval for 50,000 s.f. of Commercial General (CG) uses, 15,000 s.f. of Commercial Neighborhood (CN) uses, and 7,500 s.f. of Business Professional Office (BPO) uses. The applicant is seeking this MM to replace the existing entitlements with a mix of 40,000 s.f. of “general business” and warehouse/distribution uses with Commercial General (CG) standards. The future land use designation is Suburban Mixed Use 6 (SMU-6).

Staff finds that the requested “General Business” use is not a clearly defined use in the County Land Development Code (LDC) and may potentially include other uses not contemplated for this application such as office uses, eating and drinking establishments, and drive thru uses. As such, staff is recommending a condition to establish the proposed use as Retail Shopper’s Goods, as defined in the County LDC, with the exclusion of drug stores, drinking establishments, and drive-thru facilities.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant’s analysis and based upon a generalized worst-case scenario. Information shown was developed using data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning (MM Area Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 50,000 s.f. Shopping Plaza (ITE LUC 821)	3,376	87	259
PD, 15,000 s.f. Strip Retail (ITE LUC 822)	817	35	104
PD, 7,500 sf General Office (ITE LUC 710)	81	11	11
Subtotal:	4,274	133	374
<i>Less Internal Capture:</i>	<i>Unavailable</i>	<i>0</i>	<i>4</i>
<i>Less Pass-By Trips:</i>	<i>Unavailable</i>	<i>0</i>	<i>123</i>
Net External Trips:	4,274	133	247

Proposed Modification (MM Area Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 20,000 sf Retail Plaza (ITE LUC 630)	1,074	45	128
PD, 20,000 sf Warehouse (ITE LUC 710)	70	26	29
Subtotal:	1,144	71	157
<i>Less Internal Capture:</i>	<i>Unavailable</i>	<i>0</i>	<i>0</i>
<i>Less Pass-By Trips:</i>	<i>Unavailable</i>	<i>0</i>	<i>44</i>
Net External Trips:	1,144	71	113

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 3,130	(-) 62	(-) 134

The proposed modification will result in a decrease in maximum potential trip generation by (-)3,130 daily trips, (-)62 am peak hour trips, and (-)134 pm peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

15th St. SE is a 2-lane, undivided, substandard, county collector roadway. Along the project's frontage, the roadway sits within a variable width right-of-way (between +/- 43 and +/- 50 feet in width) according to the County's Right-of-Way Inventory, however, the applicant provided a survey demonstrating +/- 80 feet of right of way including a portion that is designated as County maintained, but not yet dedicated. In the vicinity of the project the roadway 60-foot wide right-of-way. The roadway is characterized by +/- 20 feet of pavement in average condition. There are no bicycle facilities along 15th St. SE in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks on both sides of the 15th St. SE along the project frontage.

E. College Ave. is a 4-lane, divided, arterial roadway owned and maintained by the Florida Department of Transportation (FDOT). Along the project's frontage, the roadway sits within a +/- 210-foot wide right-of-way and is characterized by +/- 12-foot wide travel lanes in average condition. There are +/- 4 and 5-foot wide bicycle facilities (on paved shoulders) along E. College Ave. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along both sides of E. College Ave. in the vicinity of the proposed project.

The segment of E. College Ave. onto which the project has frontage is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway; however, there is sufficient existing right-of-way to accommodate the future roadway expansion. As such, no right-of-way preservation is required.

SITE ACCESS AND CONNECTIVITY

The entire PD has one existing access connection to College Ave. and two (2) existing access connections to 15th St SE. The applicant is proposing to relocate the access to E. College Ave. further to the east and maintain the accesses to 15th St. SE. Vehicular and pedestrian cross access is proposed to the east (folio#55512.0100) consistent with the requirements of LDC, Sec. 6.04.03. Q.

The applicant's transportation analysis indicates that anticipated traffic warrants turn lane improvements at the intersection of College Ave. and 15th St. SE. As such the developer shall be required, subject to FDOT approval, to extend the westbound to northbound right turn lane on College Ave. at 15th St. SE to 350 feet, extend the westbound to southbound left turn lane on College Ave. at 15 St. SE to 425 feet, and extend the eastbound to northbound left turn lane on College Ave. at 15 St. SE to 400 feet.

Pursuant to LDC, Sec. 6.03.09.C.3.a. Public Transit Facilities, the project meets the threshold at which it is required to provide a transit accessory pad including: shelter, seating, trash receptacle, and bicycle rack. The PD site plan show a general area where the developer will construct the required public transit facilities on 15th St. SE in coordination with existing HART transit services operating on said roadway. Notwithstanding anything shown on the PD site plan, if HART determines at the time of site construction that the transit facilities would be better suited in another location along the project frontage or in the general vicinity, the transit facilities can be relocated. Additionally, HART may determine at the time of site construction that the facilities are not needed. Staff is recommending a condition of approval to memorialize this requirement in the PD zoning.

REQUESTED ADMINISTRATIVE VARIANCE – 15TH ST. SE SUBSTANDARD ROAD

As 15th St. SE is a substandard collector roadway, the applicant's EOR submitted (on August 2, 2024) a Section 6.04.02.B. Administrative Variance request for 15th St. SE requesting relief from the Section 6.04.03.L requirement to improve 15th St SE, between E. College Ave. and the project access, to current County standards for a Type TS-7, Collector Roadway Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On August 5, 2024 the County Engineer found the variance approvable. As such, no improvements to that portion of 15th St. SE would be required.

REQUESTED ADMINISTRATIVE VARIANCE – NUMBER OF ACCESS CONNECTIONS

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated August 12, 2024) from the Section 6.04.03.I. LDC requirement, governing number of driveways which may be permitted. Based upon the functional classification of adjacent roadways, the LDC requires (and permits) only one (1) access connection for the subject PD. The applicant is proposing three (3) access connections to serve the proposed project. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on August 5, 2024. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for an adjacent roadway segment is provided below; however, because 15st St. SE is not a regulated roadway it was not included within the LOS Report. As such LOS information cannot be provided for that facility.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
College Ave. (SR 674)	US 41	I-75	D	C

Source: Hillsborough County 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, August 5, 2024 10:42 AM
To: Steven Henry [shenry@lincks.com]
CC: David Smith [DSmith@stearnsweaver.com]; Carol Walden [cwalden@stearnsweaver.com]; Ball, Fred (Sam) [BallF@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RE MM 24-0674 - Administrative Variance Reviews
Attachments: 24-0674 AVAd 08-02-24_1.pdf; 24-0674 AVAd 08-02-24_2.pdf

Steve,

I have found the two attached Section 6.04.02.B. Administrative Variances (AV) for PD 24-0674 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Friday, August 2, 2024 6:31 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RE: RE MM 24-0674 - Administrative Variance Reviews

Hello Mike,

The attached AVs are approvable to me, please include the following people in your response email:

shenry@lincks.com

dsmith@stearnsweaver.com

cwalden@stearnsweaver.com

ballf@hcfl.gov

perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@hcfl.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☐ New Request	☒ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV - 15th Street ☐ 4. ☒ 2. AV - 15th Street - Substandard Road ☐ 5. ☐ 3. ☐ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	1506 College Avenue		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	055512.0000		
	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Steven J. Henry, P.E.		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation	PD 04-0063		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	MM 24-0674		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



LINCKS & ASSOCIATES, LLC

August 2, 2024

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: 1506 College Avenue
MM 24-0674
Folio 055512.0000
Lincks Project Number: 24042

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, which requires improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road.

The developer proposes to modify the existing Planned Development (PD) (04-0663) for the project. The subject property is currently zoned PD to allow the following:

Parcel A – 22,000 Square Feet of Furniture Store (Existing)
Parcel B – 50,000 Square Feet of Office/Warehouse or Commercial General (CG) Uses
Parcel C – 15,000 Square Feet of Commercial Neighborhood (CN) Uses
Parcel D – 7,500 Square Feet of Business Professional Office (BPO) Uses

A copy of the existing PD plan and conditions are included in the Appendix of this letter.

The access to serve the project is proposed to be as follows:

- Two (2) existing full accesses to 15th Street
- One (1) proposed right-in/right-out access to College Avenue

The PD is proposed to be modified to consolidate Parcels B, C, and D into the following land uses:

- Retail – 20,000 Square Feet
- Warehouse – 20,000 Square Feet

Tables 1, 2, and 3 provide the trip generation comparison between the land uses within the approved PD and the proposed modification. As shown, the proposed PD modification would significantly reduce the project traffic.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Michael Williams
August 2, 2024
Page 2

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, 15th Street is a collector roadway.

The following provides a description of the segment of 15th Street from College Avenue to the existing northern access:

- The pavement is approximately 20 feet wide.
- There is sidewalk on the east side of the roadway from College Avenue to the northern property line.
- The existing right of way is approximately 50 feet.

The request is to waive the requirement to improve 15th Street (between the project access and College Avenue) to current County TS-7 standards, the standards for which are found within the Hillsborough County Transportation Technical Manual. The specific waivers are as follows:

1. Right of Way – TS-7 has 96 foot right of way. There is approximately 80 feet of right of way along 15th Street.
2. Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot lanes.
3. Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. There are unpaved shoulders along the roadway.
4. Sidewalk – TS-7 has 5 foot sidewalk on both sides of the road. There are sidewalks along the subject property.

(a) there is an unreasonable burden on the applicant,

Improving the roadway to TS-7 standards would be an unreasonable burden on the applicant for the following reasons:

1. The access to 15th Street currently exists for the property.
2. The proposed modification is a significant reduction in project traffic.

(b) the variance would not be detrimental to the public health, safety and welfare,

The access to 15th Street currently exists for the project. The proposed modification would be a significant reduction in project traffic. Therefore, the proposed variance would not be detrimental to the public health, safety, and welfare.

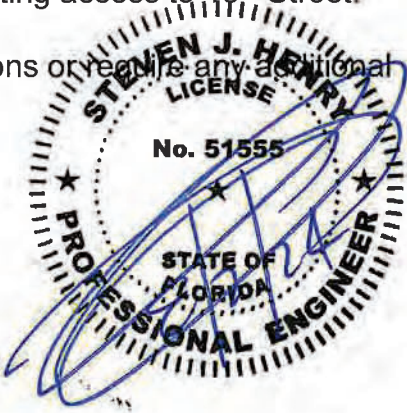
(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

Mr. Michael Williams
August 2, 2024
Page 3

The access to 15th Street currently exists and serves the existing Furniture Store. The Developer of the subject parcel does not control the property and access to 15th Street. Therefore, the developer has no ability to eliminate the existing access to 15th Street.

Please do not hesitate to contact us if you have any questions or require any additional information.
Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
P.E. #51555



Based on the information provided by the applicant, this request is:

- ☐ Disapproved
- ☐ Approved
- ☐ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Mr. Michael Williams
August 2, 2024
Page 4TABLE 1
DAILY TRIP GENERATION COMPARISON

Scenario	Parcel	Land Use	ITE LUC	Size	Daily Trip Ends (1)	Passerby Capture (2)	New Daily Trip Ends
Approved	B	Retail	821	50,000 SF	3,376	1,350	2,026
	C	Retail	822	15,000 SF	817	327	490
	D	Office	710	7,500 SF	81	0	81
				Sub-Total	4,274	1,677	2,597
Proposed	B, C & D	Retail	822	20,000 SF	1,089	436	653
	B, C & D	Warehouse	150	20,000 SF	70	0	70
				Sub-Total	1,159	436	723
				Difference	3,115	1,241	1,874

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.(2) Source: ITE Trip Generation Manual, 11th Edition.

• Passerby Trip Ends:

• Retail - 40%

 $(50,000 \text{ SF}) - 3,376 \times 0.40 = 1,350$ $(15,000 \text{ SF}) - 817 \times 0.40 = 327$ $(20,000 \text{ SF}) - 1,089 \times 0.40 = 436$

• Passerby trip should not exceed 10% of adjacent roadway traffic.

 $23,356 (a) \times 0.10 = 2,336 > 436$ (a) Based on PM peak hour background traffic at the intersection of SR 674 and 15th Street and $K = 0.09$.

Mr. Michael Williams
August 2, 2024
Page 5

TABLE 2

AM PEAK HOUR
PROJECT TRAFFIC COMPARISON

Scenario	Parcel	Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1)			Passerby Capture (2)			New External AM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total	In	Out	Total
Approved	B	Retail	821	50,000 SF	54	33	87	22	13	35	32	20	52
	C	Retail	822	15,000 SF	21	14	35	8	6	14	13	8	21
	D	Office	710	7,500 SF	10	1	11	0	0	0	10	1	11
				Sub-Total	85	48	133	30	19	49	55	29	84
Proposed	B, C & D	Retail	822	20,000 SF	28	19	47	11	8	19	17	11	28
	B, C & D	Warehouse	150	20,000 SF	20	6	26	0	0	0	20	6	26
				Sub-Total	48	25	73	11	8	19	37	17	54
				Difference	37	23	60	19	11	30	18	12	30

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

(2) Source: ITE Trip Generation Manual, 11th Edition.

• Passerby Trips Ends:

• Retail - 40%

(50,000 SF)

In - $54 \times 0.40 = 22$

Out - $33 \times 0.40 = 13$

(15,000 SF)

In - $21 \times 0.40 = 8$

Out - $14 \times 0.40 = 6$

(20,000 SF)

In - $28 \times 0.40 = 11$

Out - $19 \times 0.40 = 8$

• Passerby trips should not exceed 10% of the adjacent roadway traffic.

$2,123(a) \times 0.10 = 212 > 19$

(a) Based on AM peak hour background traffic at the intersection of SR 674 and 15th Street.

Mr. Michael Williams
August 2, 2024
Page 6TABLE 3
PM PEAK HOUR
PROJECT TRAFFIC COMPARISON

Scenario	Parcel	Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Passerby Capture (2)			New External PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total	In	Out	Total
Approved	B	Retail	821	50,000 SF	127	133	260	51	53	104	76	80	156
	C	Retail	822	15,000 SF	52	52	104	21	21	42	31	31	62
	D	Office	710	7,500 SF	2	9	11	0	0	0	2	9	11
Proposed				Sub-Total	181	194	375	72	74	146	109	120	229
	B, C & D	Retail	822	20,000 SF	64	63	127	26	25	51	38	38	76
	B, C & D	Warehouse	150	20,000 SF	8	21	29	0	0	0	8	21	29
				Sub-Total	72	84	156	26	25	51	46	59	105
				Difference	109	110	219	46	49	95	63	61	124

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.(2) Source: ITE Trip Generation Manual, 11th Edition.

• Passerby Trips Ends:

• Retail - 40%

(50,000 SF)

In - $127 \times 0.40 = 51$ Out - $133 \times 0.40 = 53$

(15,000 SF)

In - $52 \times 0.40 = 21$ Out - $52 \times 0.40 = 21$

(20,000 SF)

In - $64 \times 0.40 = 26$ Out - $63 \times 0.40 = 25$

• Passerby trips should not exceed 10% of the adjacent roadway traffic.

 $2,102(a) \times 0.10 = 210 > 51$

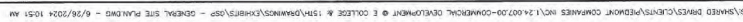
(a) Based on PM peak hour background traffic at the intersection of SR 674 and 15th Street.

APPENDIX



PROPOSED PD PLAN





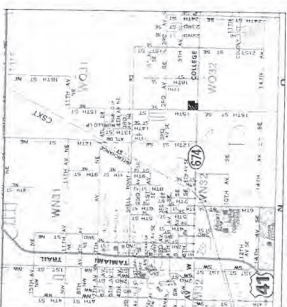
SURVEY



SECTION

EXISTING ZONING





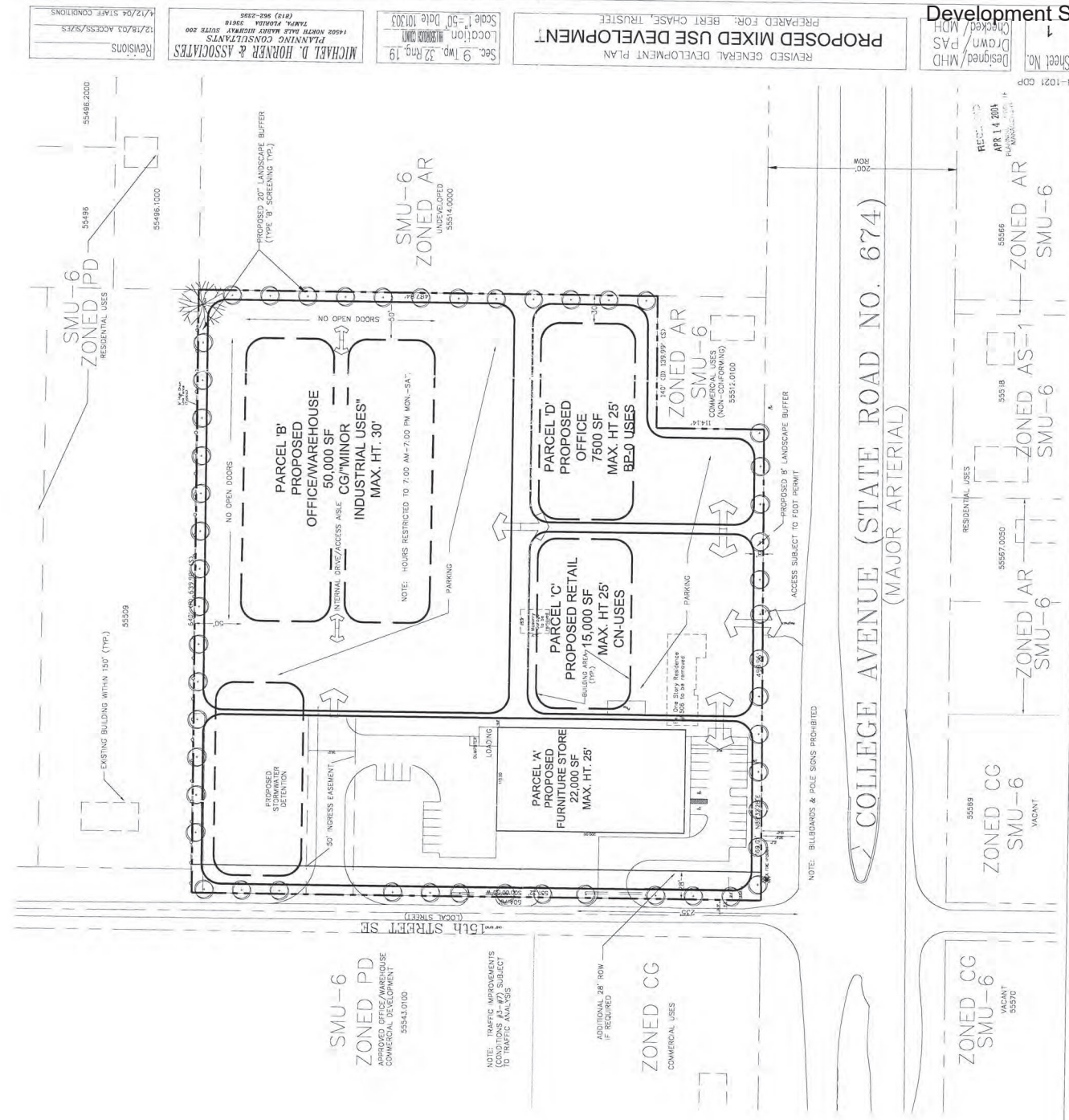
LOCATION MAP

LEGAL DESCRIPTION
Lot 285 of MAP OF RUSKIN COLONY FARM, according to map or plat thereof as recorded in Plat Book 5, Page 63 of the Public Records of Hillsborough County, Florida, less the East 140 feet thereof, less the South 150 feet thereof and less the South 35 feet for road.
Contains 370.145 square feet or 8.50 acres, more or less.

SITE DATA:

PARCEL SIZE: 8.5 AC mol
EXISTING ZONING: PD (Plan Devel.)
PLAN SECTOR: SMU-6
PROPOSED USES: Mixed Use
Furniture Store: 22,000 SF
Office- Warehouse: 50,000 SF
Retail: 15,000 SF
Office: 7,500 SF
PARKING: PER LDC PROVISIONS

PLANNING NOTES



Revisions
12/18/23 ACCESS/ST/23
12/18/23 STAFF CONDITIONS

MICHAEL D. HORNER & ASSOCIATES
PLANNING CONSULTANTS
1500 NORTH DADE BLVD. SUITE 200
MIAMI, FL 33136
(305) 582-2288

Location
Scale 1"=50'
Date 10/30/23
Sec. 9 Twp. 32 S. Rng. 19 E.

PROPOSED MIXED USE DEVELOPMENT
PREPARED FOR: BERT CHASE, TRUSTEE
REVISED GENERAL DEVELOPMENT PLAN

Designed: MHD
Checked: MHD
Drawn: PAS
REC'D
APR 14 2024
FPA/PLANNING DIV.
Sheet No. 1
04-0003
CE904-063





Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

February 26, 2004

BOARD OF COUNTY COMMISSIONERS

Kathy Castor
Pat Frank
Ken Hagan
Jim Norman
Jan K. Platr
Thomas Scott
Ronda Stronius

Assistant County Administrators
Bernardo Garcia
Carl S. Harness

Michael D. Horner
14502 N Dale Mabry Hwy
Suite 200
Tampa FL 33618

RE: PETITION NO. RZ 04-0063 RU

Dear Mr. Horner:

At the regularly scheduled public meeting on February 24, 2004, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from CG and AR to PD, with the attached conditions.

The approval of a planned development rezoning requires the developer submit a revised General Site Plan reflecting all conditions, within 90 days of zoning approval. Failure to submit the site plans within the time period will place your rezoning in violation.

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to the Planning and Zoning Division, 20th floor of the County Center, 601 East Kennedy Boulevard. For information concerning the certification process, please contact Diane Gavitt at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

Attachments

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 18, 2003.

1. The project shall be permitted a maximum of 94,500 square feet of building area. The specific uses are as follows:
 - 1.1 Parcel A – 22,000 square feet for a furniture store,
 - 1.2 Parcel B – 50,000 square feet for an office/warehouse (minor industry only), with the option for Commercial, General (CG) uses, excluding outdoor storage and major vehicle repair,
 - 1.3 Parcel C – 15,000 square feet for Commercial, Neighborhood (CN) uses, excluding fast food with drive-thru, gas stations, adult uses, liquor stores (a maximum 2,000-square-foot sandwich shop/deli may be permitted),
 - 1.4 Parcel D – 7,500 square feet for Business Professional Office (BPO) uses.
 - 1.5 Parcels may be adjusted to accommodate stormwater and access issues during site development review.
2. The project shall be subject to the CG development standards, unless otherwise referenced herein.
 - 2.1 Parcel B – Minimum 50-foot building setback from northern and eastern property boundaries
Maximum height – 30 feet
No open doors/bays or loading docks shall face the northern or eastern property boundaries
 - 2.2 Parcels A, C, and D – Maximum height – 25 feet
3. Subject to Florida Department of Transportation (FDOT) approval, the development may be allowed one access point onto State Road (SR) 674. As a worse-case, this access point may be restricted to right-in/right-out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97.
4. If required by a traffic analysis, and if warranted, at projects driveways, the developer shall construct a right turn lane (deceleration) on SR 674 and a right turn lane on 15th Street SE into the site. Left turn lanes into the site along 15th Street SE shall also be constructed.
5. If required by a traffic analysis, and if warranted, the developer shall construct/extend the left turn lanes for east-to-northbound traffic and for south-to-eastbound traffic at the intersection of SR 674/15th Street SE.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

6. If required by a traffic analysis, and if warranted, the developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
7. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns on SR 674 at each median cut adjacent (east/west of the site) to the project where a U-turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of storage needed to serve development traffic. The design and construction of these U-turn lanes shall be subject to FDOT approval.
8. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-0063), whichever comes first, up to 48 feet of right-of-way from the existing center line of right-of-way on 15th Street SE, to accommodate for the right-of-way as needed for a two lane collector. This shall be up to 28 feet from the existing right-of-way.
9. Outdoor lighting shall be full-cutoff light fixtures.
10. Parcel B hours of operation are restricted to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No operation on Sundays or Holidays.
11. Prohibited uses shall include billboards and pole signs.
12. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
13. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

-
15. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
 16. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
 17. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



**HILLSBOROUGH COUNTY
ROADWAYS**
FUNCTIONAL CLASSIFICATION
Infrastructure & Development Services



Legend

Functional Classifications

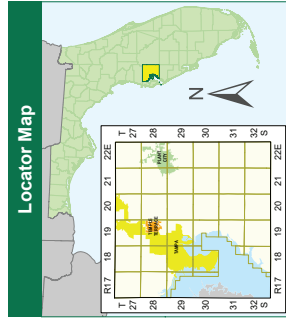
Authority Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

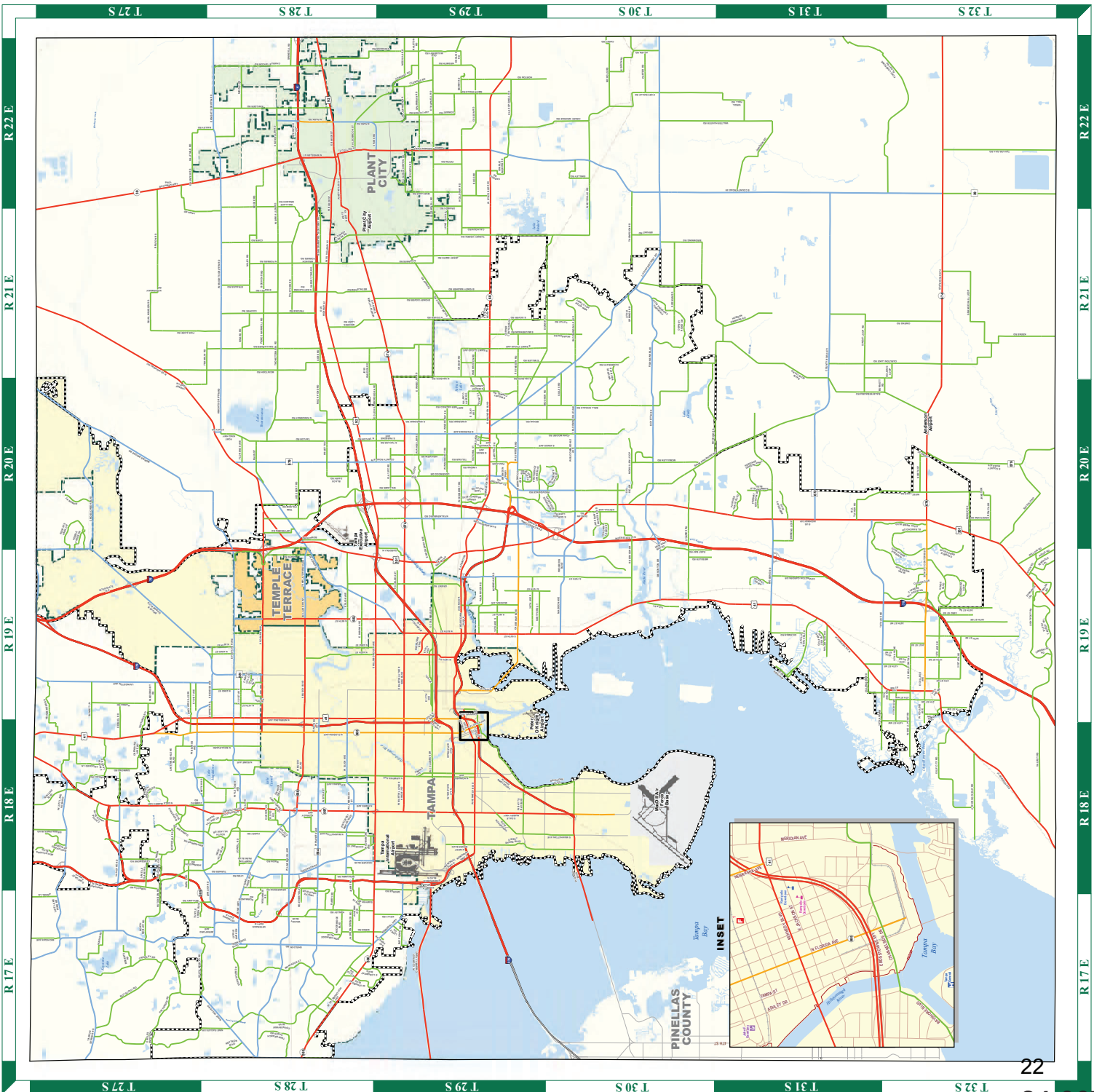


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and is not to be used for any other purpose. The map is not to be used for any other purpose.

SOURCE: This map has been prepared for the inventory of real property located within Hillsborough County and is not to be used for any other purpose. The map is not to be used for any other purpose.

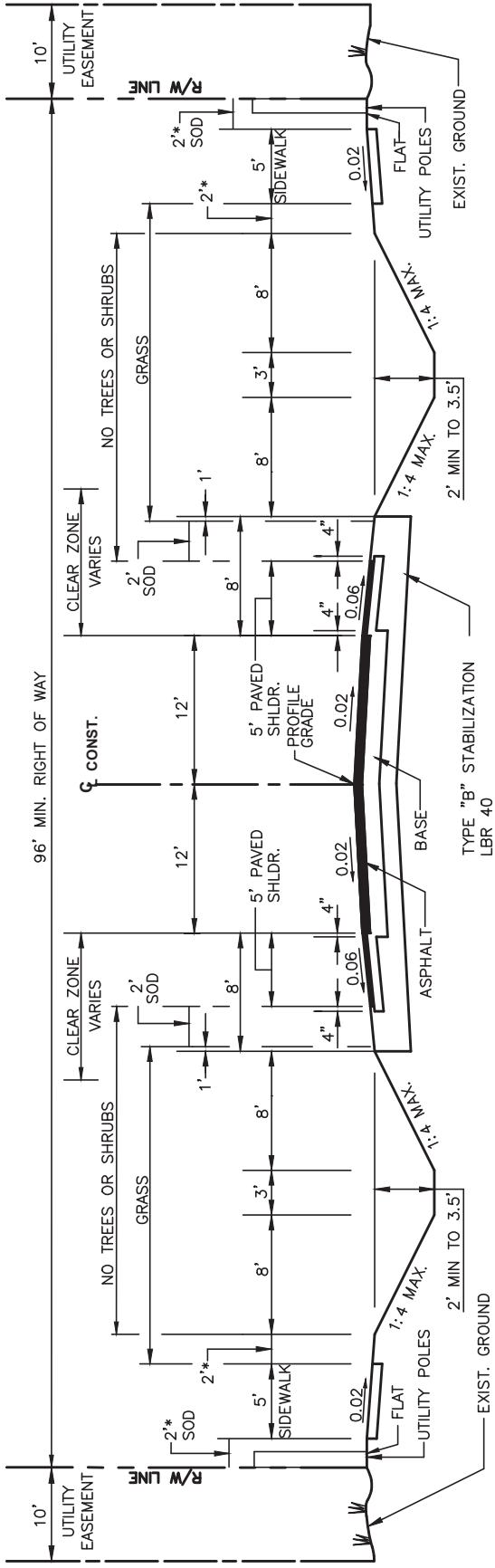
Users of the map are hereby notified that the above information is preliminary and should be consulted for verification of the information contained on this map.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-7





TYPICAL SECTION

N.T.S.
FOR LESS THAN 10,000 AADT
MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE: 10/17 24	TRANSPORTATION TECHNICAL MANUAL		LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7
				SHEET NO. 1 OF 1



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Number of Access Connections ☐ 4. ☒ 2. 15th St. Number of Access Connections ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	1506 College Avenue
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	055512.0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD 04-0063
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 24-0674
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



LINCKS & ASSOCIATES, LLC

August 2, 2024

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: 1506 College Avenue
MM 24-0674
Folio 055512.0000
Lincks Project Number: 24042

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03I of the Hillsborough County Land Development Code, for the number of accesses to the project.

The developer proposes to modify the existing Planned Development (PD) (04-0063) for the project. The subject property is currently zoned PD to allow the following:

Parcel A – 22,000 Square Feet of Furniture Store (Existing)
Parcel B – 50,000 Square Feet of Office/Warehouse or Commercial General (CG) Uses
Parcel C – 15,000 Square Feet of Commercial Neighborhood (CN) Uses
Parcel D – 7,500 Square Feet of Business Professional Office (BPO) Uses

A copy of the existing PD plan and conditions are included in the Appendix of this letter.

The access to serve the project is proposed to be as follows:

- Two (2) existing full accesses to 15th Street
- One (1) proposed right-in/right-out access to College Avenue

The PD is proposed to be modified to consolidate Parcels B, C, and D into the following land uses:

- Retail – 20,000 Square Feet
- Warehouse – 20,000 Square Feet

Based on the trip generation for the project (Table 1), the adjacent roadways and Section 6.04.03 of the Hillsborough County LDC, one (1) access would be allowed for the project, as shown in Table 2. This letter is to request a waiver to the number of accesses to serve the project from one (1) to three (3).

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
August 2, 2024
Page 2

(a) there is an unreasonable burden on the applicant,

There are already two existing accesses to 15th Street serving the existing furniture store. The applicant has an easement to access the existing driveways on 15th Street but does not have the right to eliminate one of the driveways. The two accesses are needed to 15th Street as there is no circulation around the furniture store building. In addition, if there is circulation typically it is not recommended to circulate the trucks in front of retail buildings with pedestrians accessing the building. Finally, the right-in/right-out access to College Avenue is needed to provide access for the proposed retail use.

Based on the above, it would be an unreasonable burden on the applicant to restrict the project to one (1) access.

(b) the variance would not be detrimental to the public health, safety and welfare,

As indicated, the accesses to 15th Street are existing and the access to College Avenue will be limited to right-in/right-out. Therefore, the number of accesses would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

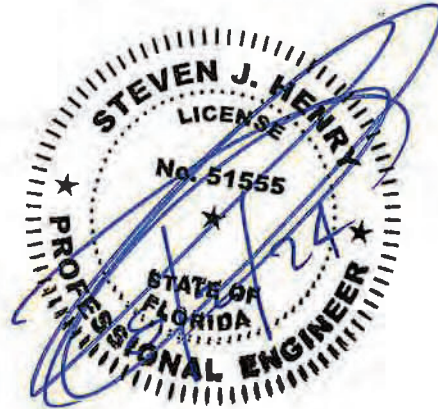
To be able to segregate the passenger vehicles and trucks the two (2) accesses to 15th Street are needed. In addition, access to College Avenue is needed for the successful function of the proposed retail use. Therefore, without the variance, reasonable access cannot be provided.

Mr. Mike Williams
August 2, 2024
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ Disapproved
_____ Approved
_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1
PROJECT TRIP GENERATION (1)

Parcel	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends			New External AM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
A	Furniture Store	890	22,000 SF	139	4	2	6	6	6	12
B, C & D	Retail	822	20,000 SF	1,089	28	19	47	64	63	127
B, C & D	Warehouse	150	20,000 SF	70	20	6	26	8	21	29
	Total			1,298	52	27	79	78	90	168

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

TABLE 2
NUMBER OF ACCESS DETERMINATION

<u>Roadway</u>	<u>Classification</u>	<u>Maximum Vehicle/HR</u>	<u>Peak Hour Project Trip Ends (1)</u>	<u>Number of Accesses</u>
15th Street	Collector	300/HR	168	1

(1) See Table 1.
(2) $168/300 = 0.56$ Use 1

APPENDIX



PROPOSED PD PLAN





EXISTING ZONING



Sheet No. 04-0003
1

DESIGNED: MHD
CHECKED: MHD
DATE: APR 14 2014
PROJECT: 04-0003

REC'D: APR 14 2014
FPA/PLANNING DIV.

55589 ZONED CC
SMU-6
VACANT

55589 ZONED CC
SMU-6
VACANT

55589 ZONED CC
SMU-6
VACANT

55589 ZONED CC
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55589 ZONED CC
SMU-6
VACANT

CERT04-063



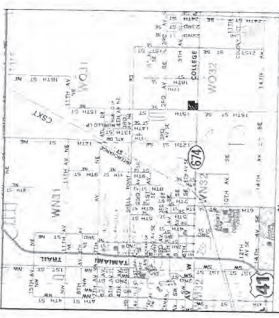
PROPOSED MIXED USE DEVELOPMENT

REVISED GENERAL DEVELOPMENT PLAN
PREPARED FOR: BERT CHASE, TRUSTEE

Location: 1501
Scale: 1" = 50'
Date: 10/3/03
Sec. 9 Imp. 32 Rpt. 19

MICHAEL D. HORNER & ASSOCIATES
PLANNING CONSULTANTS
1500 NORTH DIXIE AVENUE SUITE 200
FALLS CHURCH, VA 22034
(703) 942-2300

Revisions
12/18/03 ACCESS/STPS
4/12/04 STAFF CONDITIONS



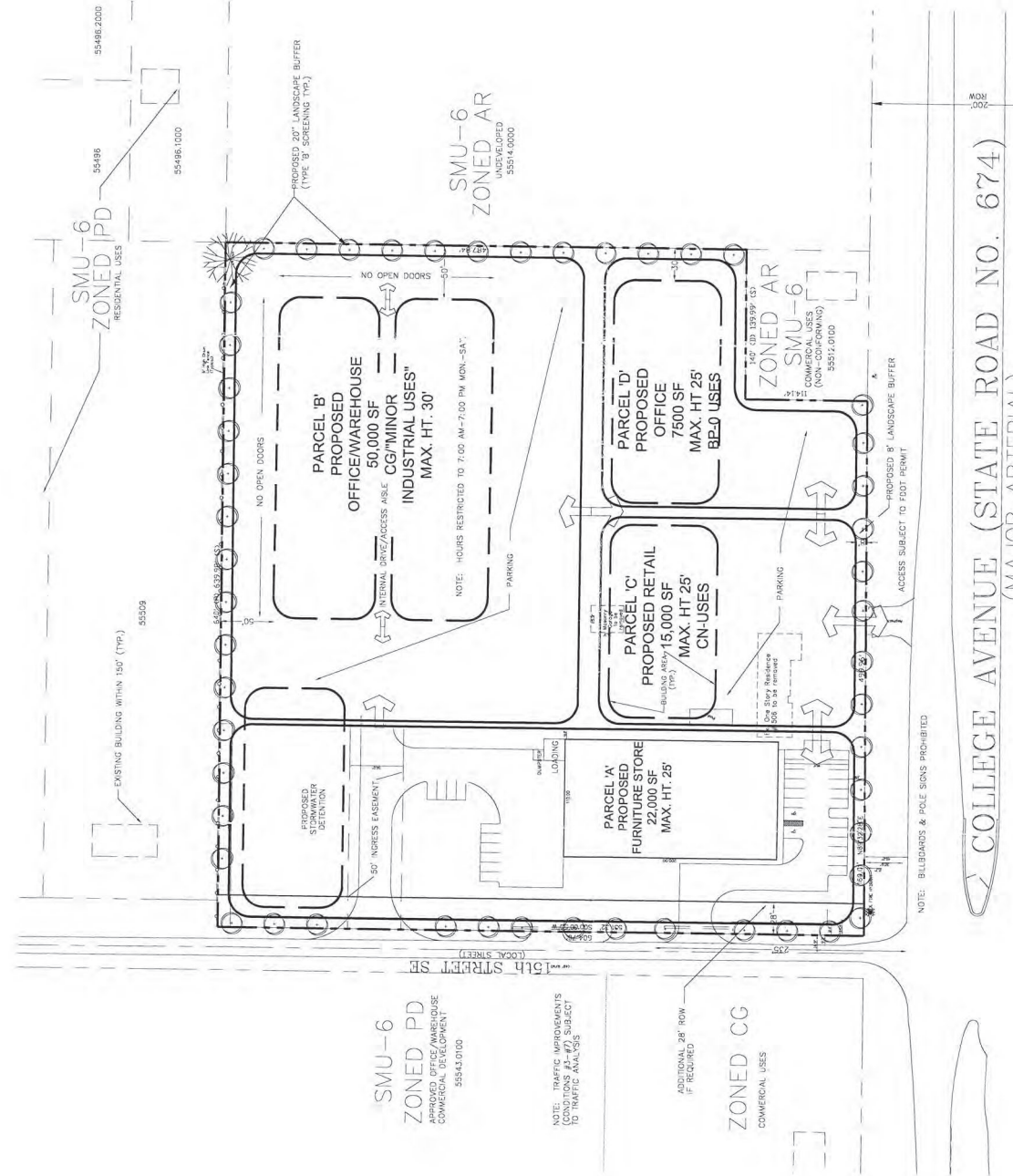
LOCATION MAP

LEGAL DESCRIPTION
Lot 285 of MAP OF RUSKIN COLONY FARM, according to map or plat thereof as recorded in Plot Book 5, Page 63 of the Public Records of Hillsborough County, Florida, less the East 140 feet thereof, less the South 150 feet thereof and less the South 35 feet for road.
Contains 370.145 square feet or 8.50 acres, more or less.

SITE DATA:

PARCEL SIZE: 8.5 AC mol
EXISTING ZONING: PD (Plan Devel.)
PLAN SECTOR: SMU-6
PROPOSED USES: Mixed Use
Furniture Store: 22,000 SF
Office- Warehouse: 50,000 SF
Retail: 15,000 SF
Office: 7,500 SF
PARKING: PER LDC PROVISIONS

PLANNING NOTES



COLLEGE AVENUE (STATE ROAD NO. 674)
(MAJOR ARTERIAL)

NOTE: BILLBOARDS & POLE SIGNS PROHIBITED

NOTE: TRAFFIC IMPROVEMENTS
SHOULD BE SUBMITTED
TO TRAFFIC ANALYST

ADDITIONAL 2nd ROW
IF REQUIRED

ZONED CC
COMMERCIAL USES

SMU-6
ZONED PD
APPROVED OFFICE/WAREHOUSE
COMMERCIAL DEVELOPMENT
55543.0100

SMU-6
ZONED IPD
RESIDENTIAL USES

SMU-6
ZONED AR
UNDEVELOPED
55514.0000

SMU-6
ZONED AS-1
55518

SMU-6
ZONED AS-1
55518

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SMU-6
ZONED AS-1
55518



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

February 26, 2004

BOARD OF COUNTY COMMISSIONERS

Kathy Castor
Pat Frank
Ken Hagan
Jim Norman
Jan K. Platr
Thomas Scott
Ronda Stronms

Assistant County Administrators

Bernardo Garcia
Carl S. Harness

Michael D. Horner
14502 N Dale Mabry Hwy
Suite 200
Tampa FL 33618

RE: PETITION NO. RZ 04-0063 RU

Dear Mr. Horner:

At the regularly scheduled public meeting on February 24, 2004, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from CG and AR to PD, with the attached conditions.

The approval of a planned development rezoning requires the developer submit a revised General Site Plan reflecting all conditions, within 90 days of zoning approval. Failure to submit the site plans within the time period will place your rezoning in violation.

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to the Planning and Zoning Division, 20th floor of the County Center, 601 East Kennedy Boulevard. For information concerning the certification process, please contact Diane Gavitt at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

Attachments

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 18, 2003.

1. The project shall be permitted a maximum of 94,500 square feet of building area. The specific uses are as follows:
 - 1.1 Parcel A – 22,000 square feet for a furniture store,
 - 1.2 Parcel B – 50,000 square feet for an office/warehouse (minor industry only), with the option for Commercial, General (CG) uses, excluding outdoor storage and major vehicle repair,
 - 1.3 Parcel C – 15,000 square feet for Commercial, Neighborhood (CN) uses, excluding fast food with drive-thru, gas stations, adult uses, liquor stores (a maximum 2,000-square-foot sandwich shop/deli may be permitted),
 - 1.4 Parcel D – 7,500 square feet for Business Professional Office (BPO) uses.
 - 1.5 Parcels may be adjusted to accommodate stormwater and access issues during site development review.
2. The project shall be subject to the CG development standards, unless otherwise referenced herein.
 - 2.1 Parcel B – Minimum 50-foot building setback from northern and eastern property boundaries
Maximum height – 30 feet
No open doors/bays or loading docks shall face the northern or eastern property boundaries
 - 2.2 Parcels A, C, and D – Maximum height – 25 feet
3. Subject to Florida Department of Transportation (FDOT) approval, the development may be allowed one access point onto State Road (SR) 674. As a worse-case, this access point may be restricted to right-in/right-out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97.
4. If required by a traffic analysis, and if warranted, at projects driveways, the developer shall construct a right turn lane (deceleration) on SR 674 and a right turn lane on 15th Street SE into the site. Left turn lanes into the site along 15th Street SE shall also be constructed.
5. If required by a traffic analysis, and if warranted, the developer shall construct/extend the left turn lanes for east-to-northbound traffic and for south-to-eastbound traffic at the intersection of SR 674/15th Street SE.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

6. If required by a traffic analysis, and if warranted, the developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
7. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns on SR 674 at each median cut adjacent (east/west of the site) to the project where a U-turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of storage needed to serve development traffic. The design and construction of these U-turn lanes shall be subject to FDOT approval.
8. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-0063), whichever comes first, up to 48 feet of right-of-way from the existing center line of right-of-way on 15th Street SE, to accommodate for the right-of-way as needed for a two lane collector. This shall be up to 28 feet from the existing right-of-way.
9. Outdoor lighting shall be full-cutoff light fixtures.
10. Parcel B hours of operation are restricted to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No operation on Sundays or Holidays.
11. Prohibited uses shall include billboards and pole signs.
12. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
13. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

FINAL CONDITIONS
OF APPROVAL

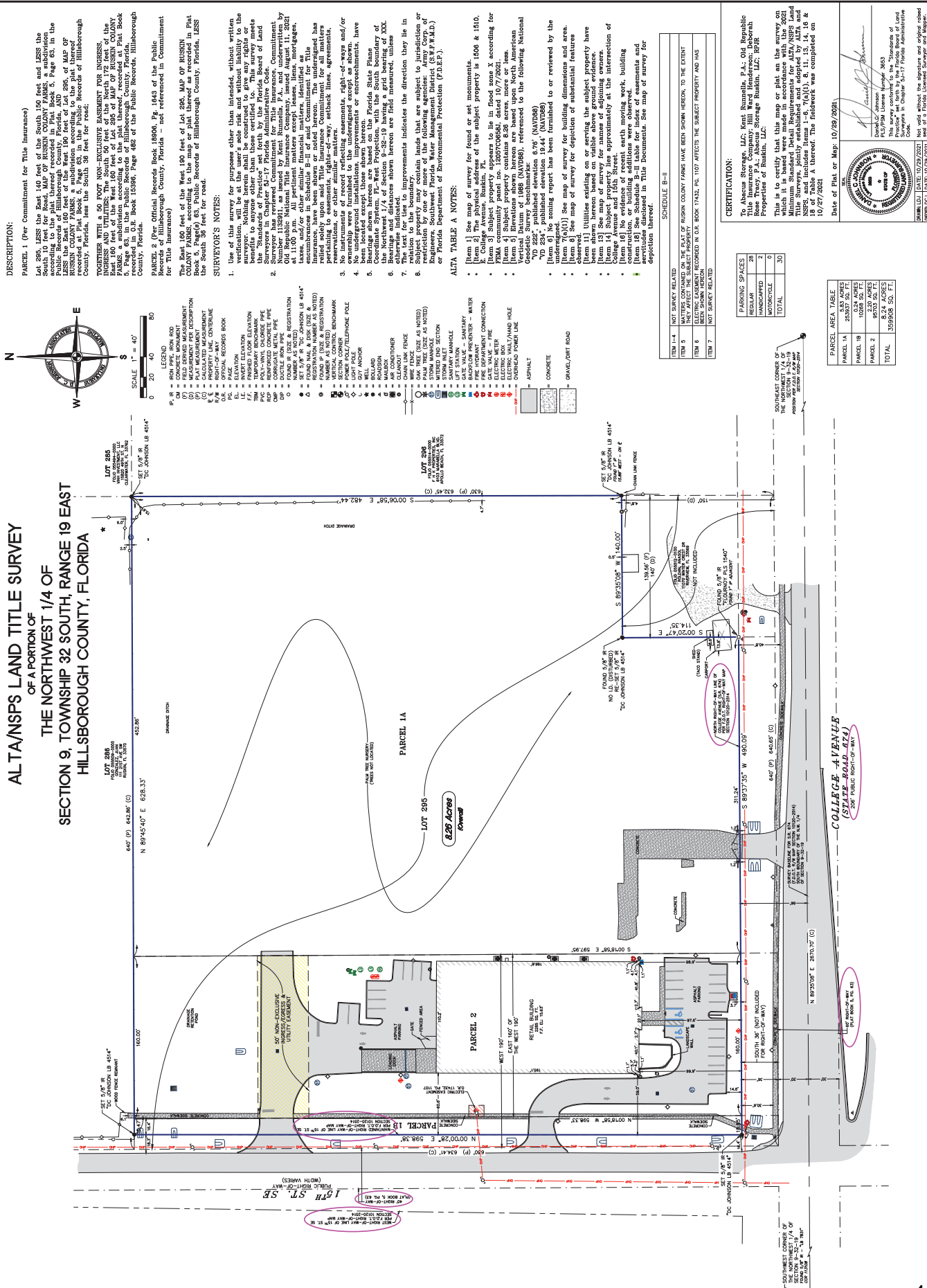
PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
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15. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
16. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
17. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

SURVEY



ALTA/NSPS LAND TITLE SURVEY
OF A PORTION OF
THE NORTHWEST 1/4 OF
SECTION 9, TOWNSHIP 32 SOUTH, RANGE 19
HILLSBOROUGH COUNTY, FLORIDA



DESCRIPTION:

PARENT 1 (Per Commitment for Title Insurance)

LESS 255, LESS the East 1/40 feet of the South 1/40 feet and LESS the South 1/40 feet for road, MAP OF RUSKIN COUNTRY FARMS, a subdivision of the Public Records of Hillsborough County, Florida, Book 13960, Page 6, in the Public Records of Hillsborough County, Florida.

LESS the East 1/40 feet of the East 1/40 feet of Lot 296, of MAP OF RUSKIN COUNTRY FARMS, a subdivision of the Public Records of Hillsborough County, Florida, Book 13960, Page 6, in the Public Records of Hillsborough County, Florida, less the South 36 feet for road.

TOGETHER WITH A 50 FOOT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE EAST 1/40 FEET OF THE SOUTH 1/40 FEET OF THE East 1/40 feet of the East 1/40 feet of Lot 296 of MAP OF RUSKIN COUNTRY FARMS, a subdivision of the Public Records of Hillsborough County, Florida, Book 13960, Page 6, in the Public Records of Hillsborough County, Florida, recorded in O.G. Book 15396, Page 482 of the Public Records, Hillsborough County, Florida.

LESS (1/40) (1/40) (1/40) (1/40) (1/40) (1/40) (1/40) (1/40) of the Public Records of Hillsborough County, Florida - not referenced in Commitment for Title Insurance)

SURVEYOR'S NOTES:

[illegible]

ALTA TABLE A NOTES:

- [Item 1] See map of survey for found or set monuments.
- [Item 2] See [Item 3]. The physical address of the subject property is 1509 S 1510.
- [Item 3] Subject property appears to lie in flood zone X according to FEMA community panel no. 13007C00049, dated 10/7/2021.
- [Item 4] See [Item 3].
- [Item 5] Easements shown on map are based upon North American Vertical Datum of 1988 (NAVD83), referenced to the following National Geodetic Survey benchmarks:
 70 D 234, published elevation 6.75' (NAVD83)
 70 D 234, published elevation 19.44' (NAVD83)
- [Item 6] No zoning report has been furnished to or reviewed by the subject.
- [Item 7] See map of survey for building dimensions and area.
- [Item 8] See map of survey for depiction of substantial features.
- [Item 9] [Item 10] Utilities existing on or serving the subject property have been shown based on visible above ground evidence.
- [Item 11] See map of survey for names of adjoining owners.
- [Item 12] See map of survey for address approximately at the intersection of College Avenue and 14th Street.
- [Item 13] No evidence of recent earth moving work.
- [Item 14] See [Item 13].
- [Item 15] See Schedule B-III table for index of easements and servitudes disclosed in Title documents. See map of survey for

SCHEDULE B—II	
ITEM 1-4	NOT SURVEY RELATED
ITEM 5	MATTERS CONTAINED ON THE PLAT OF RUSKIN COUNTY FARMS HAVE BEEN SHOWN HEREON, TO THE EXTENT THEY AFFECT THE SUBJECT PROPERTY
ITEM 6	ELECTRIC EASEMENT RECORDED IN O.R. BOOK 17432, PG. 1107 AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN HEREON TO THE EXTENT IT AFFECTS THE SUBJECT PROPERTY
ITEM 7	NOT SURVEY RELATED

PARKING SPACES	
REGULAR	28
HANDICAPPED	2
MOTORCYCLE	0
TOTAL	30

CERTIFICATION:

To Abacus Storage, LLC; Kent Runnells, P.A.; Old Republic Title Insurance Company; Hill Ward Henderson; Deborah Rose Tracy, P.A.; Abacus Storage Ruskin, LLC; RPJR Properties of Ruskin, LLC;

This is to certify that this map or plat on the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-6, 7(a)(i), 8, 11, 13, 14, 16 & 18 of Table A thereof. The fieldwork was completed on 01/27/2021

Date of Plat or Map: 10/29/2021



FLORIDA REGISTERED LAND SURVEYORS

FORM: LDJ	DATE: 10/29/2021
Survey No. 1	SURVEY: 10/29/2021

This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter SJ-17 Florida Administrative Code.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor or Mapper.

PARCEL AREA TABLE	
PARCEL 1A	5.83 ACRES 253937 SQ. FT.
PARCEL 1B	0.24 ACRES 10268 SQ. FT.
PARCEL 2	2.20 ACRES 95703 SQ. FT.
TOTAL	8.24 ACRES 359908 SQ. FT.

COLLEGE AVENUE
(STATE ROAD 674)
206' PUBLIC RIGHT-OF-WAY

(STATE ROAD 874)
206' PUBLIC RIGHT-OF-WAY

60" RIGHT-OF-WAY
(PLAT BOOK 5, P. 63)

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY
ROADWAYS
FUNCTIONAL CLASSIFICATION
Infrastructure & Development Services



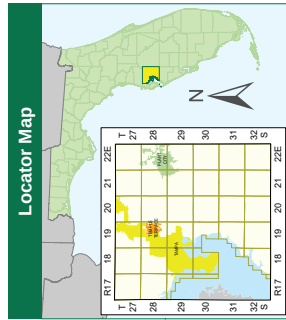
Legend

- Functional Classifications
Authority/Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 5.03.00 PLANNED DEVELOPMENT STANDARDS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

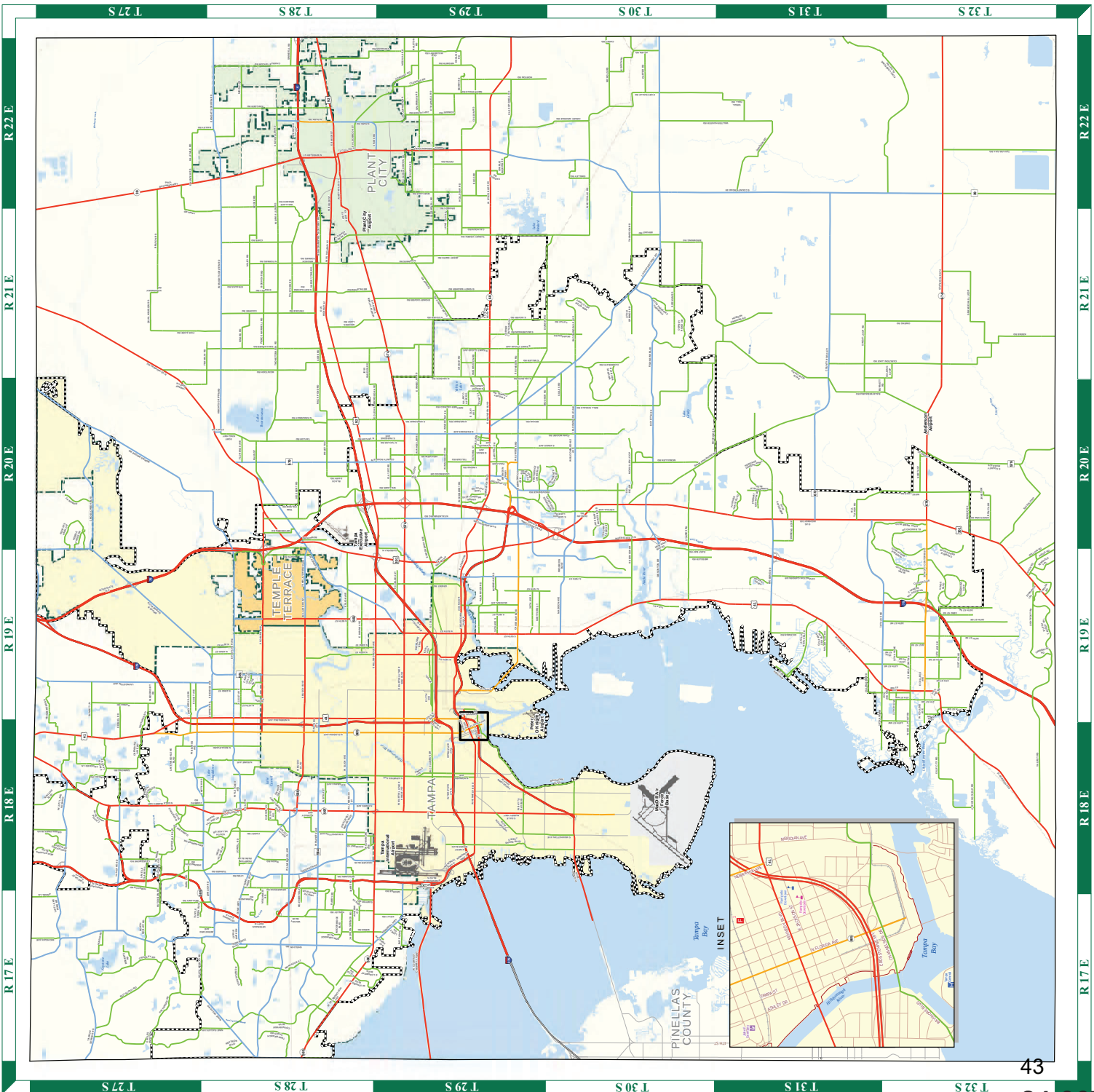


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is for informational purposes only and should not be used for any other expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property located within Hillsborough County and is not intended to be used for any other purpose. The map is not a survey and should not be used for any other purpose.

Users of the map are hereby notified that the above information is preliminary and subject to change. For verification of the information contained on this map, please contact the Planning and Development Department.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5810
printroom@hillsboroughcounty.org



HILLSBOROUGH COUNTY LDC
SECTION 6.04.03



Sec. 6.04.03. - General Access Standards

A. Applicability

The following standards apply to all Connection Types.

B. Access to Residential Property

Direct access from residential property adjacent to arterial streets shall be prohibited when access can be provided via a collector roadway, unless it can be demonstrated by the applicant that access to the arterial roadway will provide a greater public benefit.

C. Primary Access to Non-Residential Property

If non-residential property is located such that access can be provided to either an arterial or collector facility, primary access shall be via the collector facility, unless it can be demonstrated by the applicant that primary access to the arterial roadway will provide a greater public benefit.

D. Shared Access

Shared access facilities onto arterial and collector streets are encouraged when two or more contiguous sites are planned for compatible uses. Shared access is desirable where the trip generation from the anticipated land uses will not be large enough to warrant a traffic signal.

E. Off-site Street Parking

Except for Single Family Residential Units or other types of residential units approved by the County, off-site street parking shall be designed to insure that all vehicles leaving or entering the public street right-of-way shall be traveling in a forward motion.

F. Sight Distance; Visibility At Intersections

1. Sight Distance Access points shall be located along the property frontage in such a manner as to provide adequate sight distance per the requirements of the Hillsborough County Transportation Technical Manual latest edition and Florida Department of Transportation Standard(s).
2. No structure or portion of any structure shall be placed or erected, no motor vehicle, trailer or equipment shall be allowed to park, stand, stop or be stored, and no vegetation shall be maintained, planted or allowed to grow in a manner which materially impedes the visibility from a street, alley or driveway of lawfully oncoming traffic from any direction in the intersecting public street, between heights of two and one-half feet and eight feet, as measured from the pavement edge, of the adjacent roadway across sight distances complying with the Hillsborough County Transportation Technical Manual. Alternatively, the comparable design standards of the Florida Department of Transportation may be utilized.

G. Operational Characteristics of Access

The driveway should be constructed so that all entering and exiting movements can be accomplished with minimum disruption to traffic flow on the intersecting roadway. For developments having drive-in services, the service area should be far enough from the roadway to ensure adequate vehicle storage space within the property limits, i.e., avoid vehicle backups blocking the service operation and interfering with the safe movement of highway traffic. Where possible, a minimum of 50' (for Type II) or 100' (for Type III or higher) of the driveway throat shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the access. The applicant may submit an analysis showing that for his particular site, a throat of less than 100' is appropriate and will result in no adverse impact to the public roadway system.

H. Access Along Acceleration/Deceleration Lanes

A driveway shall not be constructed along acceleration or deceleration tapers connecting to interchange ramp terminals, intersecting roadways, bus bays or other driveways unless access would be unreasonably denied and the driveway can be made to function properly, i.e., safe and efficient traffic operation.

I. Number of Access Points

1. The minimum number of driveways should be allowed that will adequately serve the need for the abutting property, and yet not seriously impact the function and capacity of the highway to which access is desired.
- 2.

The number of entrances shall be determined based on the maximum desirable vehicle flow rate at entrances for residential and non-residential land uses based on the street characteristics.

3. All access drives shall be required to comply with access spacing criteria and cross access connections are considered as a driveway connection for the purpose of complying with this section of the LDC. Cross access connections shall be consistent with Section 6.04.03 (Q) of the Land Development Code.
4. Properties that are bordered by physical impediments such as railroad tracks, limited access highways, existing navigable river or government owned property with restrictions may request an Administrative Variance pursuant to Section 6.04.02(B) of the Land Development Code.
5. The applicant may be permitted fewer driveway connections than required by the threshold matrix if through an approved traffic engineering study it is demonstrated that the proposed driveway connections will provide adequate capacity for the project to operate in a safe and efficient manner without causing delays or backups on the impacted roadways.
6. Where Non-Residential development abuts Collector/Arterial and Local roads primary driveway connections shall be at Collector/Arterial roads and Local roads shall be use for secondary access.

Table 1: Function and Driveway Guidelines

Residential Uses

Street Character	Maximum Vehicle Flow
Function	Peak Hour Total
Local	90
Collector/Arterial	180

Table 2: Function and Driveway Guidelines

Non-Residential Uses

Street Character	Maximum Vehicle Flow
Function	Peak Hour Total
Local	180
Collector/Arterial	300

Calculation Formula

Number of Driveways = Peak Hour Total Project Traffic/Maximum Vehicle Flow. Fractional results shall be rounded up to the next highest whole number.

Sample Calculation:

Example: A developer plans to construct a shopping center at a site near the intersection of two arterial roadways, which will house 250,000 square feet leasable area. The developer proposes three arterial connections.

Are three arterial connections adequate for this site? As with the above sample, we start by calculating the number of peak hour trips generated by the site. In this case the ITE trip generation indicates a total of 1,146 peak hour vehicle trips. We reference Table 2 and find the non-residential collector maximum vehicle flow figure. Dividing the peak hour total by 300 results in the need for 3.82 or four driveways. Therefore, the number of collector connections should be four.

J. Spacing of Accesses and Median Openings

The minimum spacing between adjacent access points and between adjacent median openings are a function of the Access Class assigned to the main roadway. The distances shown in 6.04.07 are minimums and may not be sufficient if extensive right or left turn storage is required. Greater distances may be required to provide sufficient site-specific storage. Right turn in/right turn out movement and accesses which do not meet the minimum spacing may be permitted where, due to size, configuration, or location of the parcel, there is no feasible alternative access meeting the desired standard.

K. Drainage Considerations

Access shall be constructed in accordance with the requirements of Hillsborough County Stormwater Management Technical Manual.

L. Existing Facilities

1. Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.
2. Where driveways are constructed within the limits of existing curb and gutter construction, the existing curb and gutter shall be removed either to the nearest joints or to the extent that no remaining section is less than five feet long. If the curb is not removed to the nearest joint, the curb will be cleanly cut with a concrete saw. Driveways materials type should conform to the original construction on a section unless otherwise specifically provided on the permit.

M. Intersections

At an intersection, no driveway shall be allowed within the radius return of the intersecting roadways. An exception for existing developments may be considered when driveways are reconstructed as part of a roadway reconstruction project.

N. Emergency Access

In addition to minimum yard and building spacing requirements specified in this Code, all buildings and other structures, land preparation, and landscaping shall be so located and arranged on lots as to provide safe and convenient access for emergency purposes, fire protection, servicing, and off-street parking and loading located on the premises.

O. Prohibition of Use of Residentially Zoned Private Property for Access to Uses Not Permitted in Residential Districts; Exceptions

No private land which is agriculturally or residentially zoned shall be used for vehicular or pedestrian access to land or structures in other districts used for any purpose not permitted in agricultural or residential districts, except as provided below or otherwise authorized by this Code or other lawful regulations:

1. Where provision does not exist for safe access for emergency and public service vehicles and such access is not reasonably feasible except through privately owned residential or agricultural land, access reserved for and limited to such vehicles may be authorized by the Land Use Hearing Officer, subject to conditions and safeguards designed to protect the tranquility and character of the residential land so traversed.
2. Where convenience and safety would be promoted, walkways and bicycle paths to non-residentially zoned land may be authorized by the Land Use Hearing Officer across privately owned residentially zoned land, subject to conditions and safeguards to protect the tranquility and character of the residential land so traversed.

P. Right-of-Way Protection and Acquisition

1. No development activity (buildings, parking areas, water retention, etc.) shall be permitted within existing right-of-way

corridors, as established and recorded through the Hillsborough County Thoroughfare Plan Regulations.

2. Prior to the development of land contiguous to public transportation corridors, right-of-way shall be reserved or dedicated to the appropriate governmental jurisdiction in accordance with an adopted Hillsborough County Transportation Corridor Map. In the absence of an adopted Corridor Map, right of way shall be reserved or dedicated to the appropriate governmental jurisdiction in accordance with the current MPO Long Range Transportation Needs Assessment Map in effect at the time of the request for reservation or conveyance. No development activity shall be permitted within the designated transportation corridors.

Q. Cross-Access Criteria and Requirements

1. The purpose of requiring cross-access in certain situations is to reduce the necessity to use the public street system in order to move between adjacent and complementary land uses where such interchange of vehicular or pedestrian trips are likely to occur.
2. When each of the following conditions exist, provisions for vehicular and pedestrian cross-access must be provided:
 - a. The site is on at least one roadway with an Access Management Classification of 1 through 6.
 - b. The site has a commercial or office land use or zoning designation, and is adjacent to a parcel which also has a commercial or office land use designation or zoning and which has access on the same roadway.
3. When each of the following conditions exists, provisions for pedestrian cross-access must be provided.
 - a. The site has frontage on at least one roadway with an Access Management Classification of 1 through 6.
 - b. The site has a commercial or office land use or zoning designation and is adjacent to a parcel having frontage on the same roadway which has a land use or zoning designation allowing 12 dwelling units per acre or more, or
 - c. The site has a residential land use or zoning designation allowing 12 dwelling units or more per acre and is adjacent to a parcel having a land use or zoning designation of 12 dwelling units or more per acre or a commercial or office land use or zoning designation and which has access on the same roadway.
4. As used herein, "provisions for cross-access" shall mean that the developer of the property shall design his site in such a manner as to make cross-access possible as provided in this division.
5. When the criteria in 2 or 3 above are met, provisions for cross-access must be provided as established below:
 - a. If the adjacent site is developed and, in the opinion of Hillsborough County, cross-access is feasible, the developer shall design and build the appropriate cross-access to the property line of the adjacent parcel.
 - b. If the adjacent site is developed but, in the opinion of Hillsborough County, cross-access is not feasible at this time, the developer shall design and designate on the site plan the location of future cross access, but will not be required to construct the cross-access at the time of initial site development. The owner shall commit, in writing, to construct and allow cross-access at such time as Hillsborough County determines that cross-access is feasible and desirable.
 - c. If the adjacent site is undeveloped, the developer shall design and build the cross-access to the property line of the adjacent parcel in anticipation of future connection when that site is developed.
 - d. The minimum width of a vehicular cross-access shall be 24 feet. The minimum width of a pedestrian cross-access shall be five feet.

R. Corner Clearance

Corner clearances for all connections shall meet or exceed the minimum connection spacing requirements of 6.04.07 of this division except as provided below:

1. Type I. The minimum corner clearance for a Type I connection shall be ten feet.
2. All Other Types. Isolated Corner Property—A single connection (on each frontage) may be placed closer to the intersection if, due to property size, the applicable minimum spacing standards in Table I cannot be met, and where joint access which meets or exceeds the applicable connection spacing cannot be obtained with a neighboring property or, it is determined by the County that joint access is not feasible based on conflicting land uses or conflicting traffic volumes/characteristics, then the minimum corner clearance given in 6.04.08 can be used. Such properties, for the purpose of this document will be called "isolated corner properties".

3. In cases where connections are permitted under this criteria, the permit will contain the following conditions:
 - a. There will be no more than one connection per frontage.
 - b. When joint or alternative access which meets or exceeds the applicable minimum connection spacing becomes available, the permittee will close the permitted connection, unless the permittee shows that such closure is not feasible because of conflicting land use or conflicting traffic volumes/characteristics or existing structures which preclude a change in the existing connection.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 01-30, § 2, 11-15-01; Ord. No. 02-13, § 2, 8-1-02; Ord. No. 09-62, Item B, 10-26-09, eff. 2-1-2010; Ord. No. 20-17, § 2(Exh. A), 9-24-20, eff. 10-2-20)

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
E. College Ave.	FDOT Arterial - Rural	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
15 th St. SE	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,274	133	374
Proposed	1,144	71	113
Difference (+/-)	(-)3,130	(-)62	(-)134

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
15 th St. SE/Substandard Roadway	Administrative Variance Requested	Approvable
Multiple/Number of Driveways	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☒ Yes ☐ No	See report.

**COUNTY OF HILLSBOROUGH
ZONING HEARING MASTER'S RECOMMENDATION**

Application number:	MM 24-0674
Hearing date:	August 19, 2024
Applicant:	Abacus Farms, LLC
Request:	Major Modification to Planned Development
Location:	1506 College Avenue, Ruskin
Parcel size:	6.22 acres +/-
Existing zoning:	PD 04-0063
Future land use designation:	SMU-6 (6 du/ga; 0.25 FAR)
Service area:	Urban Services Area
Community planning area:	Ruskin Community Plan and Southshore Areawide Systems Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

PD Modification Application: MM 24-0674

Zoning Hearing Master Date:

August 19, 2024

BOCC Land Use Meeting Date:

October 8, 2024



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Abacus Farms, LLC

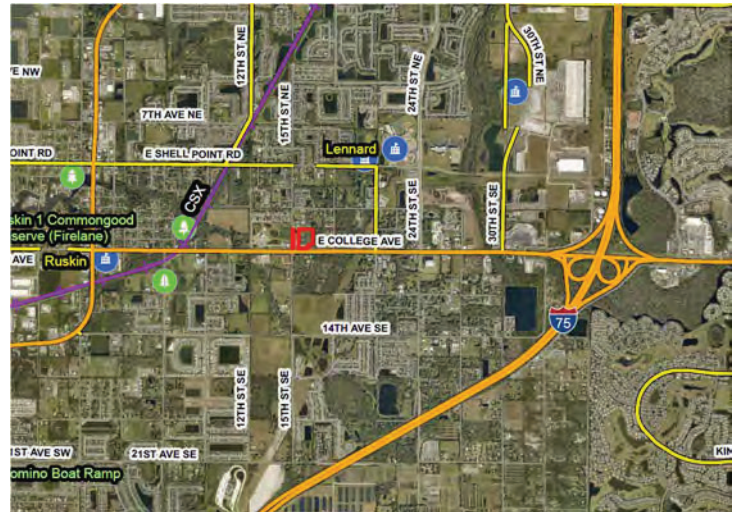
FLU
Category: SMU-6 (Suburban Mixed Use – 6)

Service Area: Urban

Site Acreage: 6.23

Community
Plan Area: Ruskin

Overlay: None



Introduction Summary

PD 04-0063 was approved in 2004 to allow the property located at the northwest corner of East College Avenue and 15th Street SE, approximately 1.25 miles east of S US 41, to be developed for CG, CN, and BPO uses with up to 94,500 square feet of gross floor area. The applicant is requesting a modification to combine Parcels B, C and D of the PD, to reconfigure the building envelop and access, change the allowable hours of operation, and allow for a retail, office, warehouse, and distribution uses. The majority of the subject property is currently used as a plant nursery. Parcel A is developed for 22,000 square feet of retail use and is not being modified.

Existing Approval(s)	Proposed Modification(s)
Parcel A: 22,000 SF furniture store	No change
Parcel B: 50,000 SF of office, warehouse, and CG uses	Combine Parcels B, C, and D to allow up to 40,000 SF of retail, warehouse, and distribution uses.
Parcel C: 15,000 SF of restricted CN uses	
Parcel D: 7,500 SF of BPO uses	

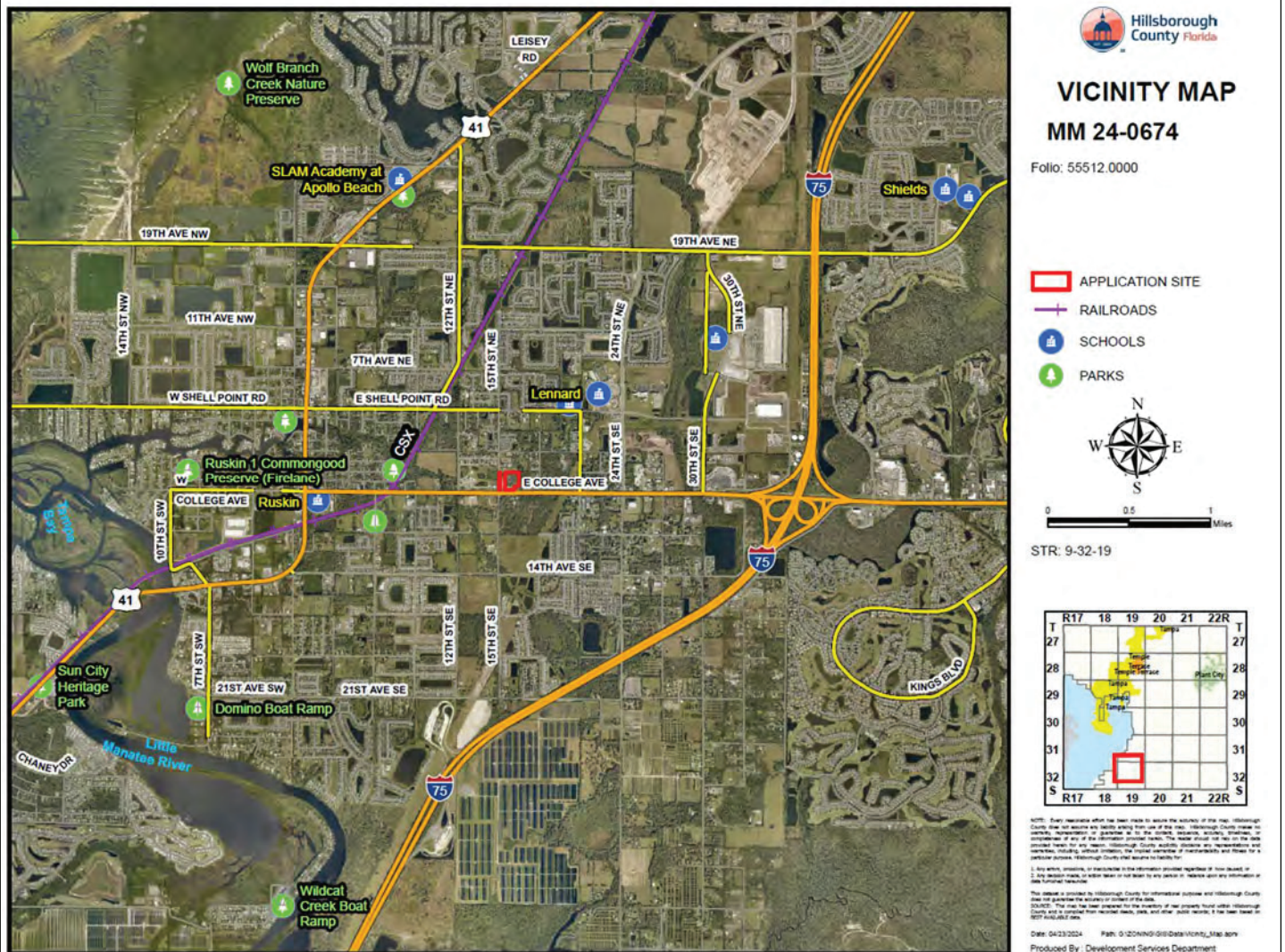
Additional Information

PD Variation(s)	None
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation Consistent	Development Services Recommendation Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

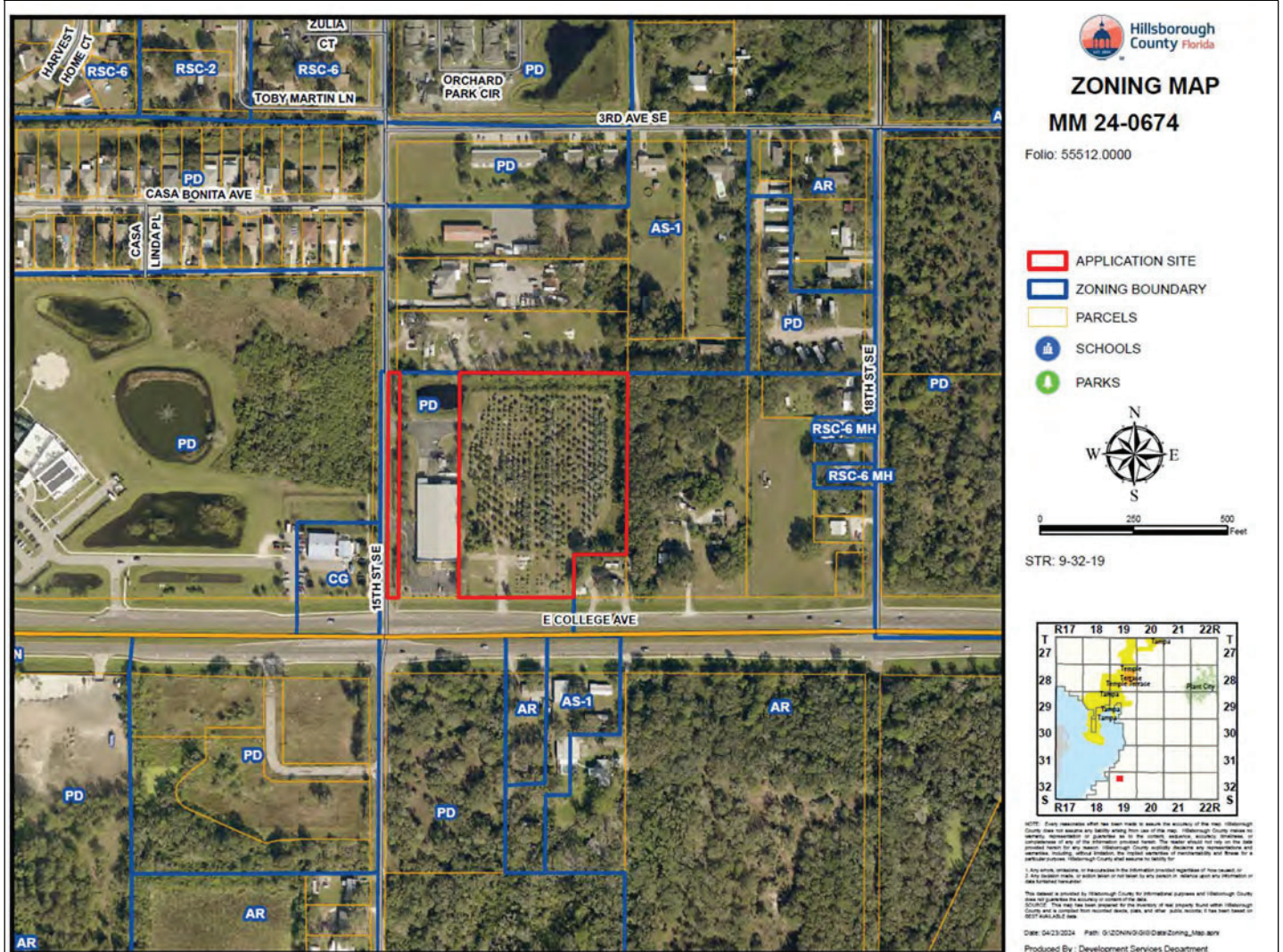


Context of Surrounding Area:

The subject property fronts the north side of a 206-foot-wide E College Avenue Right-of-Way and is located approximately halfway between S US Highway 41 and Interstate 75 in the Ruskin Community Plan Area. The primary uses in the immediate vicinity include single-family and multi-family residential, retail, and a church with a child care facility. Several large properties in the area are undeveloped.

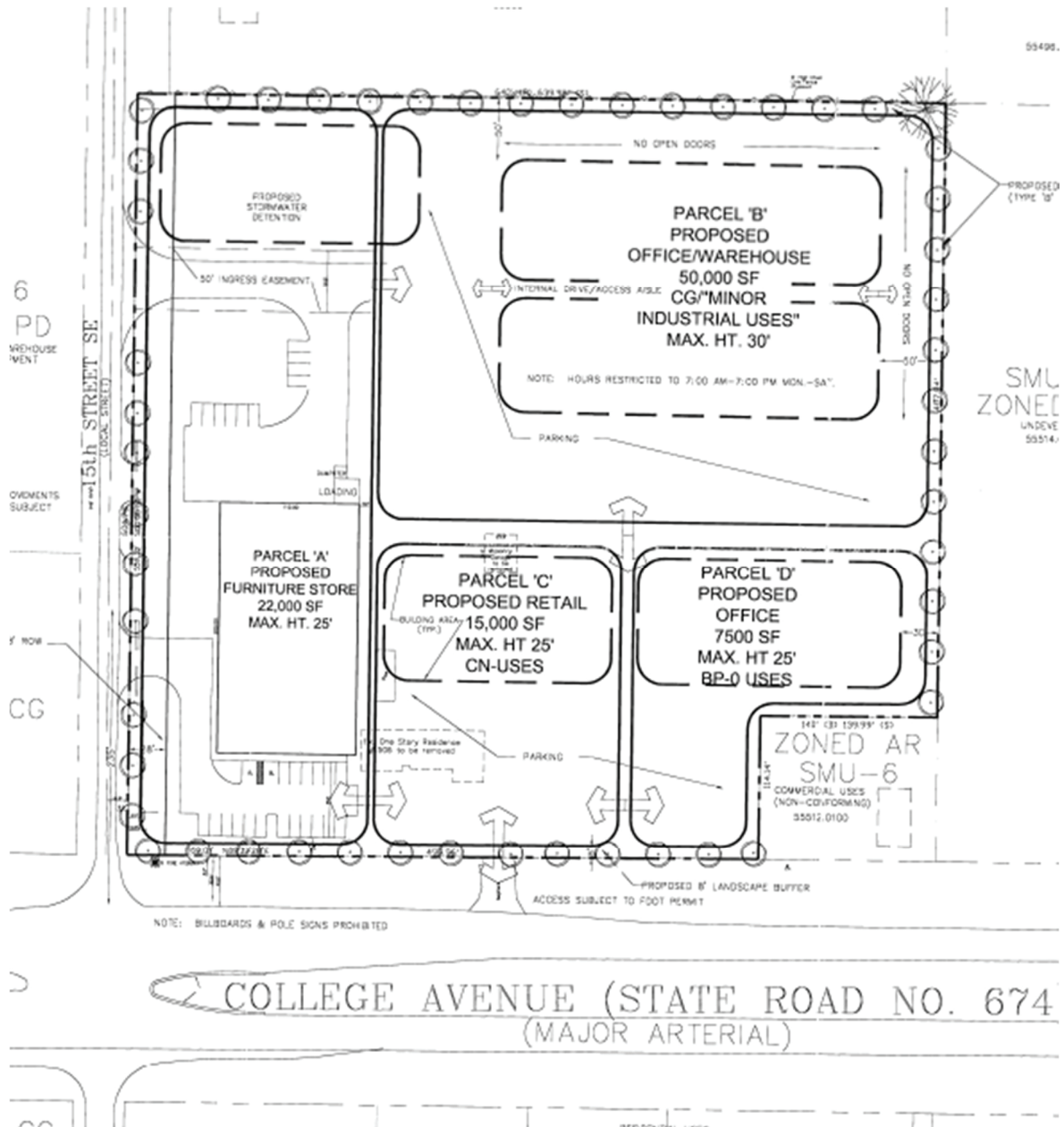
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

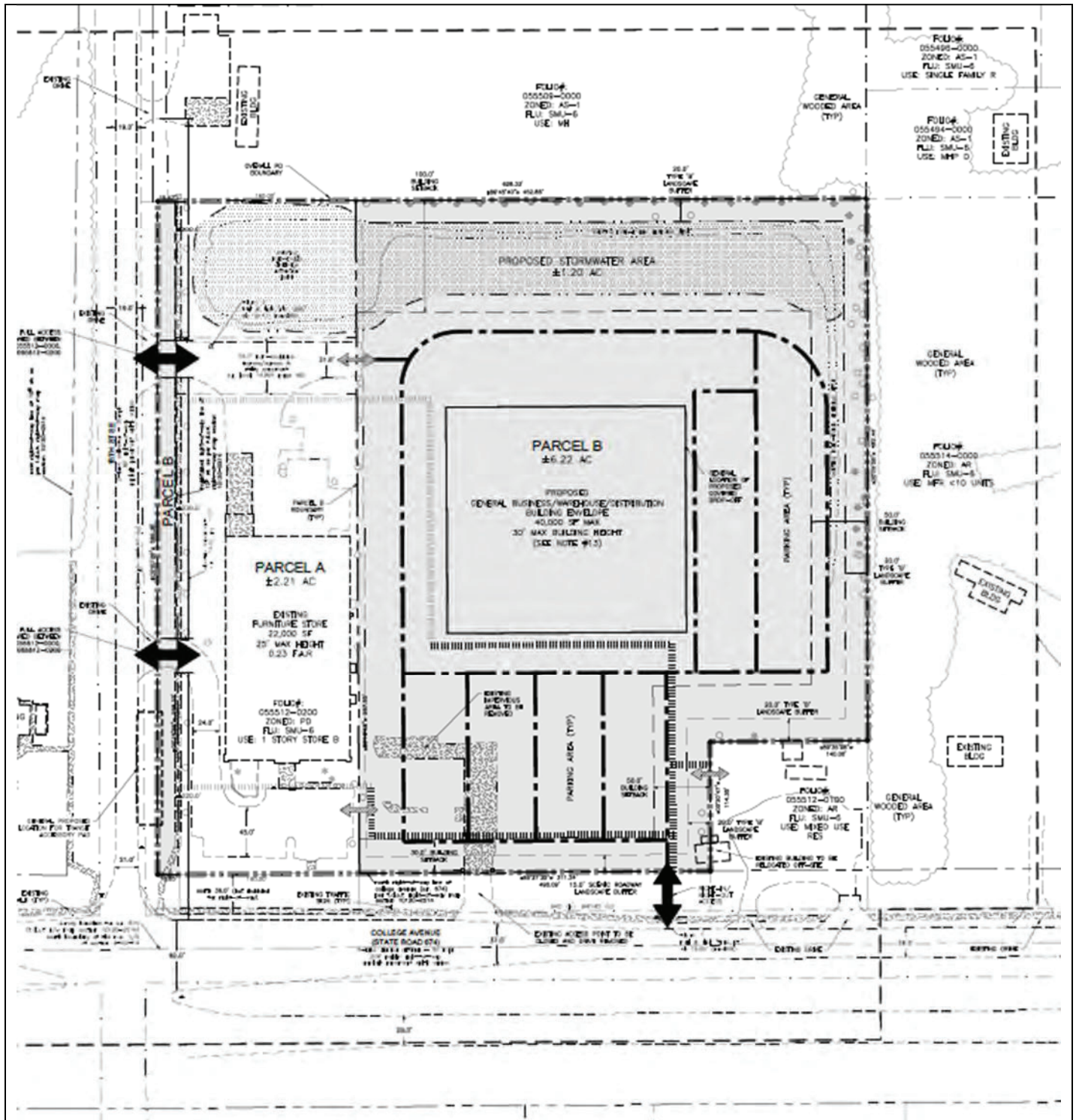


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning	Allowable Use	Existing Use
North	AS-1	1 DU per GA/FAR: NA	Agricultural and Single Family	Single Family
South	PD 07-0234	DU per GA: NA/FAR: 0.2	Medical Clinic, Pharmacy, Child Care	Vacant
	AR	1.0 DU per 5 GA/FAR: NA	Agricultural and Single Family	Single Family
	AS-1	1 DU per GA/FAR: NA	Agricultural and Single Family	Multi Family
East	AR	1.0 DU per 5 GA/FAR: NA	Agricultural and Single Family	Multi Family
	AR	1.0 DU per 5 GA/FAR: NA	Agricultural and Single Family	Mixed-Use, Residential
West	CG	DU per GA: NA/FAR: 0.27	Retail and Service	Retail
	PD 99-1383	19.3 DU per GA/FAR: 0.35	Church, School, Child Care, Multi Family	Church, Child Care

2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: MM 24-0674

ZHM HEARING DATE: AUGUST 19, 2024

BOCC LUM MEETING DATE: OCTOBER 8, 2024

CASE REVIEWER: SAM BALL

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
E. College Ave.	FDOT Arterial - Rural	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
15 th St. SE	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,274	133	374
Proposed	1,144	71	113
Difference (+/-)	(-)3,130	(-)62	(-)134

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
15 th St. SE/Substandard Roadway	Administrative Variance Requested	Approvable
Multiple/Number of Driveways	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☒ Yes ☐ No	See report.

APPLICATION NUMBER: MM 24-0674

ZHM HEARING DATE: AUGUST 19, 2024

BOCC LUM MEETING DATE: OCTOBER 8, 2024

CASE REVIEWER: SAM BALL

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See report
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☒ Yes ☐ No	
Impact/Mobility Fees: Urban Mobility, South Fire - Goodwill warehouse and store, estimated. Warehouse (Per 1,000 SF) Mobility: \$1,337 Fire: \$ 34				
Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☐ N/A ☒ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☐ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☐ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the zoning and development pattern in the area, staff finds that the 34 % reduction in nonresidential entitlements, restricted hours and days of outdoor activities, the placement of structures 170 feet from the adjoining residential property to the north and 100 feet from the residential properties to the east that the proposed development plan is sensitive to the adjacent residential uses and compatible with the nonresidential properties in the area. Additionally, staff finds that the proposed use is appropriate for the subject property due to its frontage along College Avenue, a 4-lane divided arterial with a 50 MPH speed limit.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable subject to conditions.

6.0 PROPOSED CONDITIONS

Requirement for Certification:

1. Revise the Label "Proposed General Business/Warehouse/Distribution Building Envelope" to Proposed Retail (Shopper's Goods)/Warehouse/Distribution Building Envelope".
2. Revise the Label "General Proposed Location for Transit Accessory Pad" to "General Proposed Location for Transit Facilities – See Conditions of Approval".
3. Revise maximum FAR from 0.27 to 0.17.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 27, 2024.

1. The project shall be permitted a maximum of ~~94,500~~ 62,000 square feet of building area. The specific uses are as follows:
 - 1.1 Parcel A – 22,000 square feet for a furniture store.
 - 1.2 Parcel B – ~~50,000~~ 40,000 square feet for an office/warehouse (minor industry only), with the option for Commercial, General (CG) uses, excluding outdoor storage and major vehicle repair, Retail (Shopper's Goods), warehouse, and distribution uses such that no more than 20,000 square feet of Retail (Shopper's Goods) or 25,000 square feet of warehouse and distribution use shall be permitted within the 40,000 square footage. Drug stores, drinking establishments, and drive-through facilities shall not be permitted. The covered drop-off area noted on the site plan is permitted.
 - 1.3 Parcel C – 15,000 square feet for Commercial, Neighborhood (CN) uses, excluding fast food with drive-thru, gas stations, adult uses, liquor stores (a maximum 2,000 square foot sandwich shop/deli may be permitted).
 - 1.4 Parcel D – 7,500 square feet for Business Professional Office (BPO) uses.
 - 1.53 Parcels may be adjusted to accommodate stormwater and access issues during site development review.
2. The project shall be subject to the CG development standards, unless otherwise referenced herein.
 - 2.1 Parcel B – Minimum 50-foot building setback from northern and eastern property boundaries
Maximum height – 30 feet
No open doors/bays or loading docks shall face the northern or eastern property boundaries
Parcel A Maximum Height: 25 feet
 - 2.2 Parcels A, C, and D – Maximum height – 25 feet. Parcel B: Minimum 100 foot building setback from the north, 50-foot setback from the east, and 30-foot setback from the south property boundaries. Maximum height – 30 feet. No open doors/bays or loading docks shall face the eastern property boundary. Drop-off doors as noted on east ~~face~~ face of building are permitted.
3. Subject to Florida Department of Transportation (FDOT) approval, the development may be allowed one access point onto State Road (SR) 674. As a worse case, this access point may be restricted to right-in/right-out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97. The project shall be served by one (1) vehicular and pedestrian access connection to E. College Avenue and two vehicular and

pedestrian access connections to 15th Street SE, as shown on the PD site plan.

4. If required by a traffic analysis, and if warranted, at projects driveways, the developer shall construct a right turn lane (deceleration) on SR 674 and a right turn lane on 15th Street SE into the site. Left turn lanes into the site along 15th Street SE shall also be constructed. Vehicular and pedestrian cross access shall be provided to folio # 55512.0100.
5. If required by a traffic analysis, and if warranted, the developer shall construct/extend the left turn lanes for east to northbound traffic and for south to eastbound traffic at the intersection of SR 674/15th Street SE. Prior to or concurrent with the initial increment of development within the area of major modification 24-0674, the developer shall make the following site access improvement, subject to FDOT approval:
 - a. Extend the westbound to northbound right turn lane on College Avenue at 15th Street SE to 350 feet;
 - b. Extend the westbound to southbound left turn lane on College Avenue at 15th Street SE to 425 feet, and,
 - c. Extend the eastbound to northbound left turn lane on College Avenue at 15th Street SE to 400 feet.
6. ~~If required by a traffic analysis, and if warranted, the developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.~~
76. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns on SR 674 at each median cut adjacent (east/west of the site) to the project where a U-turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of storage needed to serve development traffic. The design and construction of these U-turn lanes shall be subject to FDOT approval.
87. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-0063), whichever comes first, up to 48 feet of right-of-way from the existing center line of right-of-way on 15th Street SE, to accommodate for the right-of-way as needed for a two lane collector. This shall be up to 28 feet from the existing right-of-way.
8. If MM 24-0674 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 2, 2024), and which was found approvable by the County Engineer (on August 5, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L. Approval of this Administrative Variance will waive the substandard roadway improvements on 15th Street SE in association with the proposed development.
9. If MM 24-0674 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 2, 2024), and which was found approvable by the County Engineer (on August 5, 2024) to waive the

requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.I. Approval of this Administrative Variance will waive the limitation on number of driveways permitted for the project.

10. Prior to or concurrent with the initial increment of development within area of major modification 24-0674, the developer shall provide a transit accessory pad including: shelter, seating, trash receptacle, and bicycle rack on 15th Street SE, in the area identified on the PD site plan, consistent with LDC, Sec. 6.03.09.C.3.a. Additionally, the developer shall construct an ADA compliant 5-foot sidewalk connection from the site to the transit accessory pad. Final location shall be determined at the time of site construction. If determined by the Hillsborough Area Regional Transit (HART) staff that the public transit facilities are not needed for the project, either in whole or in part, County staff may waive the public transit facilities requirement.
11. Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
912. Outdoor lighting shall be full-cutoff light fixtures.
1013. Parcel B hours of operation: are restricted to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No operation on Sundays or Holidays.
 - a. Retail (Shopper's Goods) and inside warehouse/distribution uses are restricted to 8:00 a.m. to 10:00 p.m. Monday through Saturday and 9:00 a.m. to 9:00 p.m. on Sundays.
 - b. Outside warehouse/distribution activities, such as truck arrivals, truck departures, loading, and unloading are restricted to Monday through Sunday Saturday between 7:00 a.m. and 6:00 p.m.
 - c. Outside warehouse/distribution activities, such as truck arrivals, truck departures, loading, and unloading are prohibited on Sundays.
1114. Prohibited uses shall include billboards and pole signs.
1215. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
1316. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
17. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
18. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
19. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

- ~~1420.~~ If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- ~~1521.~~ The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~16.~~ ~~Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.~~
- ~~1722.~~ Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.
23. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary

B. HEARING SUMMARY

This case was heard by the Hillsborough County Zoning Hearing Master on August 19, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition. Ms. Heinrich noted a revised Development Services Department staff report had been entered into the record. The Zoning Hearing Master acknowledged receipt of the revised report.

Applicant

Mr. David Smith spoke on behalf of the applicant. Mr. Smith presented the major modification request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript.

Development Services Department

Mr. Sam Ball, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

Planning Commission

Mr. David Hey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Smith stated the applicant had nothing further.

The hearing officer closed the hearing on MM 24-0674.

C. EVIDENCE SUBMITTED

Ms. Rosa Timoteo submitted to the record at the hearing a copy of the revised Development Services Department staff report, Transportation Review staff report, and attachments.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 6.22 acres situated on the at 1506 College Avenue, Ruskin.
2. The Subject Property is designated SMU-6 on the Future Land Use Map and is zoned PD 04-0063.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Ruskin Community Plan and Southshore Areawide Systems Plan.
4. The Subject Property's existing PD 04-0063 zoning allows CG, CN, and BPO uses with up to 94,500 square feet of gross floor area on four development parcels labeled "A," "B," "C," and "D." Parcel A is developed and in use as a 22,000-square-foot retail furniture store. Parcels B, C, and D are undeveloped and in use as a plant nursery.
5. The general area surrounding the Subject Property consists of single-family and multi-family residential, retail uses, a church and food pantry, and several large undeveloped parcels. Adjacent properties include a church and food pantry to the west across 15th Street; a residential property with a mobile home to the north; a residential property with a duplex and mobile home to the east; a residential property operating with a Mexican restaurant to the south-southeast; East College Avenue to the south, with residential uses and a commercial property under construction to the south of College Avenue.
6. The applicant is requesting a major modification to the Subject Property's PD 04-0063 zoning to combine Parcels B, C, and D into a single development parcel labeled "Parcel B," with up to 40,000 square feet of retail, warehouse, and distribution uses. The applicant is not requesting any modification to the existing entitlements to Parcel A.
7. The proposed major modification would enhance compatibility with surrounding uses by reducing the intensity of nonresidential entitlements from a total of 94,500 square feet to a total of 62,000 square feet, placing the building structure 170 feet from the north property boundary and 100 from the east property boundary on Parcel B, and imposing day and hour operating restrictions on Parcel B.
8. The Subject Property does not meet commercial locational criteria, and the applicant is requesting a waiver. Planning Commission staff support the waiver and found the requested major modification will increase setbacks along the north and east property boundaries and reduce the intensity and square footage of uses from the previously approved zoning. Planning Commission staff recommend the Board of County Commissioners approve the commercial locational criteria waiver.

9. The applicant requested an administrative variance to waive substandard roadway improvements on 15th Street Southeast. The County Engineer found the administrative variance approvable.
10. The applicant requested an administrative variance to waive the limitation on the number of allowed access driveways for the development. The County Engineer found the administrative variance approvable. Condition of approval 3. states the project will be served by one pedestrian and vehicular access connection on East College Avenue and two pedestrian and vehicular access connections on 15th Street Southeast as depicted on the applicant's site plan.
11. Development Services Department staff found the proposed major modification compatible with surrounding land uses and appropriate for the Subject Property's location on East College Avenue. Staff concluded the major modification is approvable subject to the conditions set out in the staff report based on the applicant's general site plan submitted June 27, 2024.
12. Hillsborough County Transportation staff stated no objections subject to the conditions stated in the staff report.
13. The Planning Commission staff found the proposed major modification would allow development that is compatible with the existing development pattern in the surrounding area and that supports the Ruskin Community Plan and Southshore Areawide Systems Plan. Staff concluded the major modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions set out in the Development Services Department staff report.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed major modification request is in compliance with and furthers the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services staff, and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested major modification is consistent with the *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

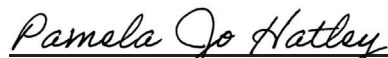
G. SUMMARY

The applicant is requesting a major modification to the Subject Property's PD 04-0063 zoning to combine Parcels B, C, and D into a single development parcel labeled "Parcel B," with up to 40,000 square feet of retail, warehouse, and distribution uses. The applicant is not requesting any modification to the existing entitlements to Parcel A.

The applicant requested two administrative variances related to substandard roadway improvements and the number of access driveways. The County Engineer found the administrative variances approvable.

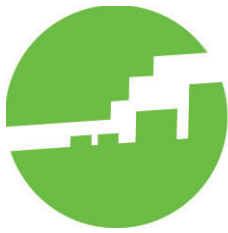
H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the major modification to PD 04-0063, subject to the certification requirements and conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted June 27, 2024.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

September 10, 2024

Date:



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: August 19, 2024 Report Prepared: August 8, 2024	Case Number: MM 24-0674 Folio(s): 55512.0000 General Location: North side of College Avenue South, south of 3 rd Avenue Southeast, east of 15 th Street Southeast, and west of 18 th Street Southeast.
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Suburban Mixed Use-6 (6 du/ga;0.25 FAR)
Service Area	Urban
Community Plan(s)	Ruskin + SouthShore Areawide Systems
Rezoning Request	Major modification to allow the development of a general business/warehouse/distribution use of up to 40,000 square feet for a Goodwill Retail Store.
Parcel Size	+/- 6.22 acres
Street Functional Classification	3rd Avenue Southeast – Local 15th Street Southeast – County Collector 18th Street Southeast – Local College Avenue South – State Arterial
Commercial Locational Criteria	Not met; Waiver requested

Evacuation Area	Zone B

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Suburban Mixed Use-6	PD	Agricultural
North	Suburban Mixed Use-6	AS-1	Single-Family Residential
South	Suburban Mixed Use-6	AR + AS-1	Single-Family Residential + Two Family Residential
East	Suburban Mixed Use-6	AR	Two Family Residential + Light Commercial
West	Suburban Mixed Use-6	CG + PD	Light Commercial + Public / Quasi-Public / Institutions

Staff Analysis of Goals, Objectives and Policies:

The 6.22 +/- acre subject site is located on the north side of College Avenue South, south of 3rd Avenue Southeast, east of 15th Street Southeast, and west of 18th Street Southeast. The subject site is located within the Urban Service Area and is located within the limits of both the Ruskin and SouthShore Community Plans. The applicant is requesting a major modification to the current planned development (PD 04-0063). Specifically, the applicant is requesting to allow a 40,000 +/- square foot Goodwill Retail Store for general business/warehouse/distribution use where previously warehouse, retail and office uses are permitted in Parcels B, C and D of the PD.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed general business / warehouse / distribution uses are compatible with the existing single family residential character of the area through the use of significant landscape buffers to the north and east and noting that more intensive uses are currently entitled through the

existing PD (04-0063). In addition, the proposed Major Modification reduces the proposed development area square footage by 34%.

The current PD that governs this site is PD 04-0063 which allows a total of 94,500 square feet of buildable area and the Major Modification is asking to reduce that total down to 62,000 square feet. The full break down of uses and square footage allowances can be found in the table below.

PD 04-0063			MM 24-0674		
Parcel	Uses	Square Feet	Parcel	Uses	Square Feet
A	Furniture Store	22,000 SF	Not a part of the request (no changes)		
B	Office/ Warehouse (Minor Industrial Uses)	50,000 SF	B (Combined B, C, & D)	General Business/ Warehouse/ Distribution	40,000 SF
C	Retail (CN Uses)	15,000 SF			
D	Office (BPO Uses)	7,500 SF			
TOTAL: 94,500 SF			TOTAL: 62,000 SF		

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density, and the range of permitted land uses allowed in each category. The applicant requests a maximum of 62,000 square feet. For the 6.22 acre site, a 0.25 FAR allows for a maximum of 67,735 square feet. Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is within the Suburban Mixed Use-6 (SMU-6) Future Land Use category. The SMU-6 Future Land use category allows the following uses: “residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations.” As the language above states, neighborhood serving commercial uses are allowed in SMU-6. Therefore, the requested modification is consistent with development permitted in the SMU-6 Future Land Use category and meets Objective 8 and its policies.

There are residential uses to the north and to the east of the subject property. To address potential compatibility issues, the applicant has proposed mitigation measures including a 100-foot setback on the north and a 50-foot setback on the east with a 20-foot type B buffer with a fence or wall. A proposed stormwater pond is on the north portion of the site which will act as a buffer. Staff’s only concern is the location of the proposed “drop-off” location noting its proximity to the residential uses to the east where increased vehicle traffic, vehicle idling, and general noise that accompanies unloading/loading materials may be a concern. The applicant should consider relocating the drop-off area to the northern portion of the site where this is a larger setback or a suitable landscape buffer and wall that will help to disperse any potential nuisances. Based upon the increased setbacks on the north and east and the reduction in square footage from the existing entitlements, the proposal is consistent with Objective 16 and its policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The site does not meet Commercial Locational Criteria (CLC) per FLUE Policy 22.2, as the nearest qualifying intersection is located at College Avenue East (a 4-lane roadway) and 15th Street Southeast (a 2-lane roadway), which is approximately 315 feet away. Distance requirements in FLUE Policy 22.2 requires 75% of the subject site to be within 300 feet of a qualifying intersection, which this site does not meet. FLUE Objective 22 seeks to scale new commercial development consistent with the character of the area. A request to waive the CLC criteria, per FLUE policy 22.8, has been submitted. The waiver request states that the request is justified since the CLC was not in effect when the 2004 PD received approval. More specifically, the request is to modify RZ 04-0063 which is approved for: 22,000 sf Furniture Store (built on Parcel A), 50,000 sf office/warehouse/ minor industry or 50,000 sf of CG uses (no vehicle repair or outdoor storage) Parcel B, 15,000 sf CN uses Parcel C and 7500 sf of BPO on Parcel D. Approved Entitlements total 94,500 sf. The proposed Major Modification brings the property more into conformance with the current Comprehensive Plan by reducing the currently approved entitlements and providing additional setbacks and modified hours of operation to protect nearby residential uses. Transportation Staff recognize 15th Street as a collector road and the CLC, if applicable would be 900 feet from the intersection placing the entire site of MM 24-0674 within the CLC. Notwithstanding the above, PD 04-0674 and its entitlements are vested entitlements and predate the adoption of the CLC. The Major Modification as filed as stated above brings the approved development into greater compliance with Plans and Policies adopted after its approval. Planning Commission staff supports the CLC waiver request because the applicant is proposing increased setbacks to the north and east to mitigate negative effects of the proposed use, the proposed modification reduces the intensity of uses and the amount of square footage previously approved. Planning Commission staff recommends that the Board of County Commissioners approve the CLC waiver.

The Ruskin Community Plan desires to locate commercial, office, and residential uses from the intersection of 21st Street and College Avenue to the eastern boundary of the Community Plan area and the proposed general business, warehouse, and distribution uses are not within this area. The Ruskin Community Plan also promotes commercial development at a scale and design that reflects the character of the community. It is important to note that the existing PD (04-0063) was approved prior to the adoption of the Ruskin Community Plan. The proposed Major Modification is requesting to modify the PD to allow for fewer entitlements that were previously approved for, thereby creating a less intense and more compatible use in this area.

Overall, staff finds that the proposed Major Modification is compatible with the existing development pattern found within the surrounding area and support the vision of the Ruskin Community Plan and the Southshore Areawide Systems Plan. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

GOAL 9: Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

Policy 9-1.2: Avoid “strip development patterns for commercial uses.

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: Develop commercial areas in a manner which enhances the County’s character and ambiance.

OBJECTIVE 17-1: *Facilitate patterns of site development that appear purposeful and organized.*

Policy 17-1.4: *Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.*

LIVABLE COMMUNITIES ELEMENT: RUSKIN COMMUNITY PLAN

Goal 7: College Avenue – *Ensure that development along College Avenue enhances the appearance of Ruskin, avoids strip commercial patterns, and is compatible with the revitalization of downtown Ruskin.*

Strategies:

- *Implement the College Avenue Retail Development Guidelines.*
- *Locate new uses along College Avenue in the following manner:*
 - *Commercial, office and residential uses from the intersection of 21st Street and College Avenue to the eastern boundary of the Community Plan area.*
 - *Office and professional services, and residential uses between 12th Street and 21st Street.*

▪

LIVABLE COMMUNITIES ELEMENT: SOUTHSORE AREAWIDE SYSTEMS PLAN

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

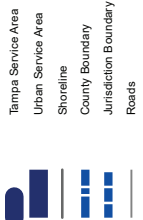
The community desires to pursue economic development activities in the following areas:

1. Land Use/ Transportation

- a) *Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*
- b) *Recognize preferred development patterns as described in individual community plans and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*
- c) *Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).*
- d) *Analyze potential new economic sites, (e.g. Port Redwing) based on development*
- e) *Support the potential Ferry Study and auxiliary services around Port Redwing*
- f) *Utilize Hillsborough County Post Disaster Redevelopment Plan*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ MM 24-0674

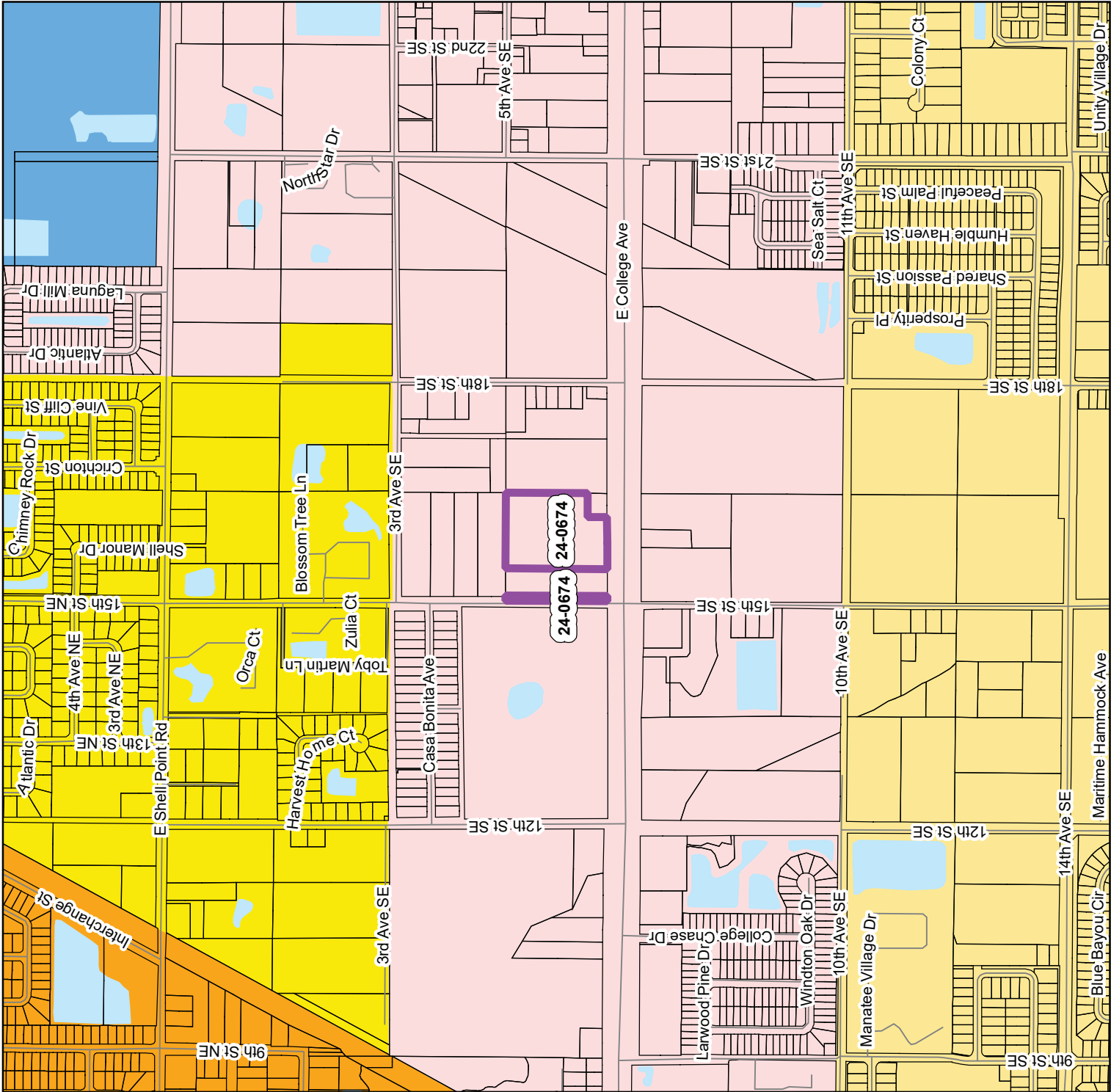
<all other values>



- warm NATURAL LULC Wet Poly
AGRICULTURAL MINING-120 (.25 FAR)
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
AGRICULTURAL-1/10 (.25 FAR)
AGRICULTURAL/RURAL-1/5 (.25 FAR)
AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
RESIDENTIAL-1 (.25 FAR)
RESIDENTIAL-2 (.25 FAR)
RESIDENTIAL PLANNED-2 (.35 FAR)
RESIDENTIAL-4 (.25 FAR)
RESIDENTIAL-6 (.25 FAR)
RESIDENTIAL-9 (.35 FAR)
RESIDENTIAL-12 (.35 FAR)
RESIDENTIAL-16 (.35 FAR)
RESIDENTIAL-20 (.35 FAR)
RESIDENTIAL-35 (1.0 FAR)
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
SUBURBAN MIXED USE-6 (.35 FAR)
COMMUNITY MIXED USE-12 (.50 FAR)
URBAN MIXED USE-20 (1.0 FAR)
REGIONAL MIXED USE-35 (2.0 FAR)
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
OFFICE COMMERCIAL-20 (.75 FAR)
RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCIAL)
LIGHT INDUSTRIAL PLANNED (.75 FAR)
LIGHT INDUSTRIAL (.75 FAR)
HEAVY INDUSTRIAL (.75 FAR)
PUBLIC/QUASI-PUBLIC
NATURAL PRESERVATION
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE



Map Printed from Rezoning System: 5/1/2024
Author: Beverly F. Daniels
File: G:\Rezoning\System\MapProject\Hillsborough\hillsborough - Copy.mxd



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

**HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Pat Kemp
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY Christine
M. Beck

COUNTY INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Goodwill Industries

Zoning File: PD (04-0063) Modification: MM (24-0674)

Atlas Page: None Submitted: 09/19/24

To Planner for Review: 09/19/24 Date Due: ASAP

Contact Person: Jacob T. Cremer - Stearns Weaver Miller Phone: (813) 223-4800/jcremer@stearnsweaver.com ; cwalden@stearnsweaver.com

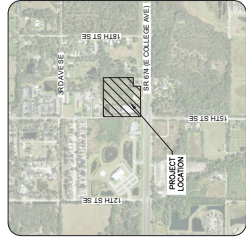
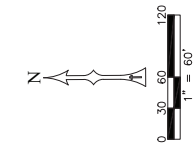
Right-Of-Way or Land Required for Dedication: Yes ☐ No ☒

☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Sam Ball Date: 9-23-24

Date Agent/Owner notified of Disapproval: _____



REVISIONS	DESCRIPTION

REVISIONS

NATIVE engineering,pllc
P.O. BOX 2995
LAND O' LAKES, FL 34639
813-536-2539

PD MAJOR MODIFICATION - 1506 COLLEGE AVE
FOR
PIEDMONT COMPANIES, INC.
2671 EAST MAIN STREET
LINCOLNTON, NC 28692

GENERAL
SITE PLAN

MM 24-0674

SHEET NUMBER
 GSP
 S-T-R
 09-32-19

- PROJECT CONTACT INFORMATION

OWNER:	APPLICANT:	SURVEYOR:
ABACUS FARMS LLC 107 N 11TH ST TAMPA, FL 33602	PEDMONT COMPANIES, INC. 2671 EAST MAIN STREET LINCOLN, NC 28092 (704) 736-4395	DC JOHNSON ASSOCIATES 11911 S. CURLEY STREET SAN ANTONIO, FL 33576 (352) 598-2768

- MAJOR MODIFICATION LEGAL DESCRIPTION

[illegible]

OVERALL PD LEGAL DESCRIPTION

LOT 295 OF MAP OF RUSKIN COLONY FARMS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE EAST 140 FEET OF THE SOUTH 150 FEET THEREOF AND LESS THE SOUTH 36 FEET FOR ROAD.

NOTES:

- [illegible]

- SITE DATA

PARCEL A FOLIO NUMBER: PARCEL B FOLIO NUMBER: INCLUDE IN MAJOR MODIFICATION? YES _____ NO _____ ARE ADJACENT? YES _____ NO _____ CURRENT COMPREHENSIVE PLAN/TITLE EXISTING AND USE COMMUNITY PLANNING AREA SPECIAL ZONES: OVERLAY DISTRICT: SERVICE AREA: SCENIC RESERVE CORRIDOR EXISTING ZONING:	EXISTING MAN-MADE WATER BODIES: EXISTING STRUCTURES ON-SITE: DEVELOPMENT TYPE: LOT SIZE: MINIMUM LOT SIZE: MAXIMUM F.A.R.: MAXIMUM INTERVUS AREA: MAXIMUM BUILDING COVERAGE: MAXIMUM BUILDING HEIGHT: MINIMUM BUILDING SETBACKS: PARCEL A USES: PARCEL B USES: FURNITURE STORE OFFICE BLDG. GARAGE BLDG. WAREHOUSE/STORAGE GENERAL OFF. BLDG. MAJOR MODIFICATION AREA: PARKING CALCULATIONS: REQUIRED PARKING SPACES FOR RETAIL: _____ REQUIRED PARKING SPACES FOR RESIDENTIAL: _____
---	---

— LEGEND —

- 
- OVERALL PD BOUNDARY
 - MAJOR MODIFICATION AREA
 - ADJACENT LOT LINES
 - PROPOSED CONCEPTUAL INTERNAL ROADWAY
 - PROPOSED ADA ACCESSIBLE ROUTE
 - PRIMARY CONNECTION ACCESS POINT
 - VEHICULAR & PEDESTRIAN CROSS ACCESS



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/08/2024

Revised: 08/12/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin/South

PETITION NO: MM 24-0674

☐

This agency has no comments.

☐

This agency has no objection.

☒

This agency has no objection, subject to listed or attached conditions.

☐

This agency objects, based on the listed or attached conditions.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

- 1.2 Parcel B – 40,000 square feet for [Retail Shopper's Goods](#), warehouse, and distribution use such that no more than 20,000 square feet of general business or 25,000 square feet of warehouse and distribution use shall be permitted within the 40,000 square footage. [Drug stores, drinking establishments, and drive-thru facilities shall be not be permitted.](#)
3. [Subject to Florida Department of Transportation \(FDOT\) approval, the development may be allowed one access point onto State Road \(SR\) 674. As a worse case, this access point may be restricted to right in/right out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97. The project shall be served by one \(1\) vehicular and pedestrian access connection to E. College Ave. and two vehicular and pedestrian access connections to 15th St. SE, as shown on the PD site plan.](#)
4. [If required by a traffic analysis, and if warranted, at projects driveways, the developer shall construct a right turn lane \(deceleration\) on SR 674 and a right turn lane on 15th Street SE into the site. Left turn lanes into the site along 15th Street SE shall also be constructed. Vehicular and pedestrian cross access shall be provided to folio#55512.0100.](#)
5. [If required by a traffic analysis, and if warranted, the developer shall construct/extend the left turn lanes for east to northbound traffic and for south to eastbound traffic at the intersection of SR 674/15th Street SE. Prior to or concurrent with the initial increment of development within area of major modification 24-0674, the developer shall make the following site access improvements, subject to FDOT approval:](#)
 - [Extend the westbound to northbound right turn lane on College Ave. at 15th St. SE to 350 feet.](#)

- Extend the westbound to southbound left turn lane on College Ave. at 15 St. SE to 425 feet, and
 - Extend the eastbound to northbound left turn lane on College Ave. at 15 St. SE to 400 feet.
6. ~~If required by a traffic analysis, and if warranted, the developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that a adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.~~
[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the applicant's transportation analysis indicates where auxiliary turn lanes are anticipated.]

New Conditions

- If MM 24-0674 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 2, 2024), and which was found approvable by the County Engineer (on August 5, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L. Approval of this Administrative Variance will waive the substandard roadway improvements on 15th St. SE in association with the proposed development.
- If MM 24-0674 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 2, 2024), and which was found approvable by the County Engineer (on August 5, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.I. Approval of this Administrative Variance will waive the limitation on number of driveways permitted for the project.
- Prior to or concurrent with the initial increment of development within area of major modification 24-0674, the developer shall provide a transit accessory pad including: shelter, seating, trash receptacle, and bicycle rack ~~on 15th Street SE, in the area identified on the PD site plan,~~ consistent with LDC, Sec. 6.03.09.C.3.a. Additionally, the developer shall construct an ADA compliant 5-foot sidewalk connection from the site to the transit accessory pad. Final location shall be determined at the time of site construction. If determined by the Hillsborough Area Regional Transit (HART) staff that the public transit facilities are not needed for the project, either in whole or in part, County staff may waive the public transit facilities requirement.
- Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Revise the Label “Proposed General Business/Warehouse/Distribution Building Envelope” to Proposed Retail Shopper’s Goods/Warehouse/Distribution Building Envelope”.
 - Revise the Label “General Proposed Location for Transit Accessory Pad” to “General Proposed Location for Transit Facilities – See Conditions of Approval”.

PROJECT OVERVIEW & ANALYSIS

The applicant is requesting a Major Modification (MM) to previously approved Planned Development (PD) 04-0063, consisting of two parcels totaling +/- 8.43 ac. The area of modification is approximately 6.22 ac. and has approval for 50,000 s.f. of Commercial General (CG) uses, 15,000 s.f. of Commercial Neighborhood (CN) uses, and 7,500 s.f. of Business Professional Office (BPO) uses. The applicant is seeking this MM to replace the existing entitlements with a mix of 40,000 s.f. of “general business” and warehouse/distribution uses with Commercial General (CG) standards. The future land use designation is Suburban Mixed Use 6 (SMU-6).

Staff finds that the requested “General Business” use is not a clearly defined use in the County Land Development Code (LDC) and may potentially include other uses not contemplated for this application such as office uses, eating and drinking establishments, and drive thru uses. As such, staff is recommending a condition to establish the proposed use as Retail Shopper’s Goods, as defined in the County LDC, with the exclusion of drug stores, drinking establishments, and drive-thru facilities.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant’s analysis and based upon a generalized worst-case scenario. Information shown was developed using data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning (MM Area Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 50,000 s.f. Shopping Plaza (ITE LUC 821)	3,376	87	259
PD, 15,000 s.f. Strip Retail (ITE LUC 822)	817	35	104
PD, 7,500 sf General Office (ITE LUC 710)	81	11	11
Subtotal:	4,274	133	374
<i>Less Internal Capture:</i>	<i>Unavailable</i>	<i>0</i>	<i>4</i>
<i>Less Pass-By Trips:</i>	<i>Unavailable</i>	<i>0</i>	<i>123</i>
Net External Trips:	4,274	133	247

Proposed Modification (MM Area Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 20,000 sf Retail Plaza (ITE LUC 630)	1,074	45	128
PD, 20,000 sf Warehouse (ITE LUC 710)	70	26	29
Subtotal:	1,144	71	157
<i>Less Internal Capture:</i>	<i>Unavailable</i>	<i>0</i>	<i>0</i>
<i>Less Pass-By Trips:</i>	<i>Unavailable</i>	<i>0</i>	<i>44</i>
Net External Trips:	1,144	71	113

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 3,130	(-) 62	(-) 134

The proposed modification will result in a decrease in maximum potential trip generation by (-)3,130 daily trips, (-)62 am peak hour trips, and (-)134 pm peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

15th St. SE is a 2-lane, undivided, substandard, county collector roadway. Along the project's frontage, the roadway sits within a variable width right-of-way (between +/- 43 and +/- 50 feet in width) according to the County's Right-of-Way Inventory, however, the applicant provided a survey demonstrating +/- 80 feet of right of way including a portion that is designated as County maintained, but not yet dedicated. In the vicinity of the project the roadway 60-foot wide right-of-way. The roadway is characterized by +/- 20 feet of pavement in average condition. There are no bicycle facilities along 15th St. SE in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks on both sides of the 15th St. SE along the project frontage.

E. College Ave. is a 4-lane, divided, arterial roadway owned and maintained by the Florida Department of Transportation (FDOT). Along the project's frontage, the roadway sits within a +/- 210-foot wide right-of-way and is characterized by +/- 12-foot wide travel lanes in average condition. There are +/- 4 and 5-foot wide bicycle facilities (on paved shoulders) along E. College Ave. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along both sides of E. College Ave. in the vicinity of the proposed project.

The segment of E. College Ave. onto which the project has frontage is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway; however, there is sufficient existing right-of-way to accommodate the future roadway expansion. As such, no right-of-way preservation is required.

SITE ACCESS AND CONNECTIVITY

The entire PD has one existing access connection to College Ave. and two (2) existing access connections to 15th St SE. The applicant is proposing to relocate the access to E. College Ave. further to the east and maintain the accesses to 15th St. SE. Vehicular and pedestrian cross access is proposed to the east (folio#55512.0100) consistent with the requirements of LDC, Sec. 6.04.03. Q.

The applicant's transportation analysis indicates that anticipated traffic warrants turn lane improvements at the intersection of College Ave. and 15th St. SE. As such the developer shall be required, subject to FDOT approval, to extend the westbound to northbound right turn lane on College Ave. at 15th St. SE to 350 feet, extend the westbound to southbound left turn lane on College Ave. at 15 St. SE to 425 feet, and extend the eastbound to northbound left turn lane on College Ave. at 15 St. SE to 400 feet.

Pursuant to LDC, Sec. 6.03.09.C.3.a. Public Transit Facilities, the project meets the threshold at which it is required to provide a transit accessory pad including: shelter, seating, trash receptacle, and bicycle rack. The PD site plan show a general area where the developer will construct the required public transit facilities on 15th St. SE in coordination with existing HART transit services operating on said roadway. [Notwithstanding anything shown on the PD site plan, if HART determines at the time of site construction that the transit facilities would be better suited in another location along the project frontage or in the general vicinity, the transit facilities can be relocated. Additionally, HART may determine at the time of site construction that the facilities are not needed.](#) Staff is recommending a condition of approval to memorialize this requirement in the PD zoning.

REQUESTED ADMINISTRATIVE VARIANCE – 15TH ST. SE SUBSTANDARD ROAD

As 15th St. SE is a substandard collector roadway, the applicant's EOR submitted (on August 2, 2024) a Section 6.04.02.B. Administrative Variance request for 15th St. SE requesting relief from the Section 6.04.03.L requirement to improve 15th St SE, between E. College Ave. and the project access, to current County standards for a Type TS-7, Collector Roadway Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On August 5, 2024 the County Engineer found the variance approvable. As such, no improvements to that portion of 15th St. SE would be required.

REQUESTED ADMINISTRATIVE VARIANCE – NUMBER OF ACCESS CONNECTIONS

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated August 12, 2024) from the Section 6.04.03.I. LDC requirement, governing number of driveways which may be permitted. Based upon the functional classification of adjacent roadways, the LDC requires (and permits) only one (1) access connection for the subject PD. The applicant is proposing three (3) access connections to serve the proposed project. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on August 5, 2024. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for an adjacent roadway segment is provided below; however, because 15st St. SE is not a regulated roadway it was not included within the LOS Report. As such LOS information cannot be provided for that facility.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
College Ave. (SR 674)	US 41	I-75	D	C

Source: Hillsborough County 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, August 5, 2024 10:42 AM
To: Steven Henry [shenry@lincks.com]
CC: David Smith [DSmith@stearnsweaver.com]; Carol Walden [cwalden@stearnsweaver.com]; Ball, Fred (Sam) [BallF@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RE MM 24-0674 - Administrative Variance Reviews
Attachments: 24-0674 AVAd 08-02-24_1.pdf; 24-0674 AVAd 08-02-24_2.pdf

Steve,

I have found the two attached Section 6.04.02.B. Administrative Variances (AV) for PD 24-0674 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Friday, August 2, 2024 6:31 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RE: RE MM 24-0674 - Administrative Variance Reviews

Hello Mike,

The attached AVs are approvable to me, please include the following people in your response email:

shenry@lincks.com

dsmith@stearnsweaver.com

cwalden@stearnsweaver.com

ballf@hcfl.gov

perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@hcfl.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☐ New Request	☒ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV - 15th Street ☐ 4. ☒ 2. AV - 15th Street - Substandard Road ☐ 5. ☐ 3. ☐ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	1506 College Avenue		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	055512.0000		
	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Steven J. Henry, P.E.		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation	PD 04-0063		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	MM 24-0674		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



LINCKS & ASSOCIATES, LLC

August 2, 2024

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: 1506 College Avenue
MM 24-0674
Folio 055512.0000
Lincks Project Number: 24042

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, which requires improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road.

The developer proposes to modify the existing Planned Development (PD) (04-0663) for the project. The subject property is currently zoned PD to allow the following:

Parcel A – 22,000 Square Feet of Furniture Store (Existing)
Parcel B – 50,000 Square Feet of Office/Warehouse or Commercial General (CG) Uses
Parcel C – 15,000 Square Feet of Commercial Neighborhood (CN) Uses
Parcel D – 7,500 Square Feet of Business Professional Office (BPO) Uses

A copy of the existing PD plan and conditions are included in the Appendix of this letter.

The access to serve the project is proposed to be as follows:

- Two (2) existing full accesses to 15th Street
- One (1) proposed right-in/right-out access to College Avenue

The PD is proposed to be modified to consolidate Parcels B, C, and D into the following land uses:

- Retail – 20,000 Square Feet
- Warehouse – 20,000 Square Feet

Tables 1, 2, and 3 provide the trip generation comparison between the land uses within the approved PD and the proposed modification. As shown, the proposed PD modification would significantly reduce the project traffic.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Michael Williams
August 2, 2024
Page 2

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, 15th Street is a collector roadway.

The following provides a description of the segment of 15th Street from College Avenue to the existing northern access:

- The pavement is approximately 20 feet wide.
- There is sidewalk on the east side of the roadway from College Avenue to the northern property line.
- The existing right of way is approximately 50 feet.

The request is to waive the requirement to improve 15th Street (between the project access and College Avenue) to current County TS-7 standards, the standards for which are found within the Hillsborough County Transportation Technical Manual. The specific waivers are as follows:

1. Right of Way – TS-7 has 96 foot right of way. There is approximately 80 feet of right of way along 15th Street.
2. Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot lanes.
3. Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. There are unpaved shoulders along the roadway.
4. Sidewalk – TS-7 has 5 foot sidewalk on both sides of the road. There are sidewalks along the subject property.

(a) there is an unreasonable burden on the applicant,

Improving the roadway to TS-7 standards would be an unreasonable burden on the applicant for the following reasons:

1. The access to 15th Street currently exists for the property.
2. The proposed modification is a significant reduction in project traffic.

(b) the variance would not be detrimental to the public health, safety and welfare,

The access to 15th Street currently exists for the project. The proposed modification would be a significant reduction in project traffic. Therefore, the proposed variance would not be detrimental to the public health, safety, and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

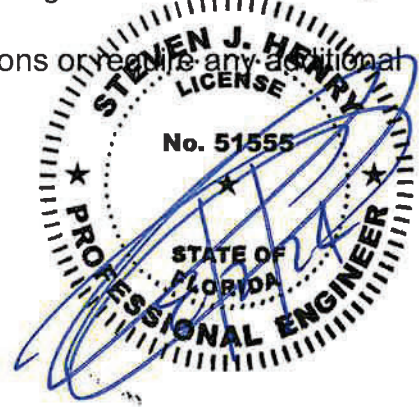
Mr. Michael Williams
August 2, 2024
Page 3

The access to 15th Street currently exists and serves the existing Furniture Store. The Developer of the subject parcel does not control the property and access to 15th Street. Therefore, the developer has no ability to eliminate the existing access to 15th Street.

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ **Disapproved**
_____ **Approved**
_____ **Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Date _____

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

Mr. Michael Williams
August 2, 2024
Page 4TABLE 1
DAILY TRIP GENERATION COMPARISON

Scenario	Parcel	Land Use	ITE LUC	Size	Daily Trip Ends (1)	Passerby Capture (2)	New Daily Trip Ends
Approved	B	Retail	821	50,000 SF	3,376	1,350	2,026
	C	Retail	822	15,000 SF	817	327	490
	D	Office	710	7,500 SF	81	0	81
				Sub-Total	4,274	1,677	2,597
Proposed	B, C & D	Retail	822	20,000 SF	1,089	436	653
	B, C & D	Warehouse	150	20,000 SF	70	0	70
				Sub-Total	1,159	436	723
				Difference	3,115	1,241	1,874

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.(2) Source: ITE Trip Generation Manual, 11th Edition.

• Passerby Trip Ends:

• Retail - 40%

 $(50,000 \text{ SF}) - 3,376 \times 0.40 = 1,350$ $(15,000 \text{ SF}) - 817 \times 0.40 = 327$ $(20,000 \text{ SF}) - 1,089 \times 0.40 = 436$

• Passerby trip should not exceed 10% of adjacent roadway traffic.

 $23,356 (a) \times 0.10 = 2,336 > 436$ (a) Based on PM peak hour background traffic at the intersection of SR 674 and 15th Street and $K = 0.09$.

Mr. Michael Williams
August 2, 2024
Page 5

TABLE 2

AM PEAK HOUR
PROJECT TRAFFIC COMPARISON

Scenario	Parcel	Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1)			Passerby Capture (2)			New External AM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total	In	Out	Total
Approved	B	Retail	821	50,000 SF	54	33	87	22	13	35	32	20	52
					21	14	35	8	6	14	13	8	21
	C	Retail	822	15,000 SF									
	D	Office	710	7,500 SF	10	1	11	0	0	0	10	1	11
Proposed	B, C & D	Retail	822	20,000 SF	85	48	133	30	19	49	55	29	84
					28	19	47	11	8	19	17	11	28
	B, C & D	Warehouse	150	20,000 SF	20	6	26	0	0	0	20	6	26
					48	25	73	11	8	19	37	17	54
				Difference	37	23	60	19	11	30	18	12	30

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

(2) Source: ITE Trip Generation Manual, 11th Edition.

• Passerby Trips Ends:

• Retail - 40%

(50,000 SF)

In - $54 \times 0.40 = 22$

Out - $33 \times 0.40 = 13$

(15,000 SF)

In - $21 \times 0.40 = 8$

Out - $14 \times 0.40 = 6$

(20,000 SF)

In - $28 \times 0.40 = 11$

Out - $19 \times 0.40 = 8$

• Passerby trips should not exceed 10% of the adjacent roadway traffic.

$2,123(a) \times 0.10 = 212 > 19$

(a) Based on AM peak hour background traffic at the intersection of SR 674 and 15th Street.

Mr. Michael Williams
August 2, 2024
Page 6

TABLE 3
PM PEAK HOUR
PROJECT TRAFFIC COMPARISON

Scenario	Parcel	Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Passerby Capture (2)			New External PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total	In	Out	Total
Approved	B	Retail	821	50,000 SF	127	133	260	51	53	104	76	80	156
					52	52	104	21	21	42	31	31	62
	C	Retail	822	15,000 SF	2	9	11	0	0	0	2	9	11
Proposed	B, C & D	Retail	822	20,000 SF	64	63	127	26	25	51	38	38	76
					8	21	29	0	0	0	8	21	29
	B, C & D	Warehouse	150	20,000 SF	72	84	156	26	25	51	46	59	105
				Sub-Total	109	110	219	46	49	95	63	61	124

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

(2) Source: ITE Trip Generation Manual, 11th Edition.

• Passerby Trips Ends:

• Retail - 40%

(50,000 SF)

In - $127 \times 0.40 = 51$

Out - $133 \times 0.40 = 53$

(15,000 SF)

In - $52 \times 0.40 = 21$

Out - $52 \times 0.40 = 21$

(20,000 SF)

In - $64 \times 0.40 = 26$

Out - $63 \times 0.40 = 25$

• Passerby trips should not exceed 10% of the adjacent roadway traffic.

$2,102(a) \times 0.10 = 210 > 51$

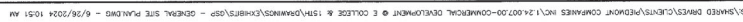
(a) Based on PM peak hour background traffic at the intersection of SR 674 and 15th Street.

APPENDIX



PROPOSED PD PLAN



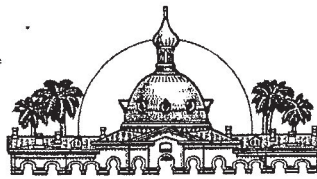


SURVEY



EXISITNG ZONING





Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

February 26, 2004

BOARD OF COUNTY COMMISSIONERS

Kathy Castor
Pat Frank
Ken Hagan
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

Assistant County Administrators
Bernardo Garcia
Carl S. Harness

Michael D. Horner
14502 N Dale Mabry Hwy
Suite 200
Tampa FL 33618

RE: PETITION NO. RZ 04-0063 RU

Dear Mr. Horner:

At the regularly scheduled public meeting on February 24, 2004, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from CG and AR to PD, with the attached conditions.

The approval of a planned development rezoning requires the developer submit a revised General Site Plan reflecting all conditions, within 90 days of zoning approval. Failure to submit the site plans within the time period will place your rezoning in violation.

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to the Planning and Zoning Division, 20th floor of the County Center, 601 East Kennedy Boulevard. For information concerning the certification process, please contact Diane Gavitt at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

A handwritten signature in cursive script, reading "Paula Harvey", is positioned below the word "Sincerely,".

Paula M. Harvey, AICP, Director
Planning and Zoning Division

Attachments

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 18, 2003.

1. The project shall be permitted a maximum of 94,500 square feet of building area. The specific uses are as follows:
 - 1.1 Parcel A – 22,000 square feet for a furniture store,
 - 1.2 Parcel B – 50,000 square feet for an office/warehouse (minor industry only), with the option for Commercial, General (CG) uses, excluding outdoor storage and major vehicle repair,
 - 1.3 Parcel C – 15,000 square feet for Commercial, Neighborhood (CN) uses, excluding fast food with drive-thru, gas stations, adult uses, liquor stores (a maximum 2,000-square-foot sandwich shop/deli may be permitted),
 - 1.4 Parcel D – 7,500 square feet for Business Professional Office (BPO) uses.
 - 1.5 Parcels may be adjusted to accommodate stormwater and access issues during site development review.
2. The project shall be subject to the CG development standards, unless otherwise referenced herein.
 - 2.1 Parcel B – Minimum 50-foot building setback from northern and eastern property boundaries
Maximum height – 30 feet
No open doors/bays or loading docks shall face the northern or eastern property boundaries
 - 2.2 Parcels A, C, and D – Maximum height – 25 feet
3. Subject to Florida Department of Transportation (FDOT) approval, the development may be allowed one access point onto State Road (SR) 674. As a worse-case, this access point may be restricted to right-in/right-out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97.
4. If required by a traffic analysis, and if warranted, at projects driveways, the developer shall construct a right turn lane (deceleration) on SR 674 and a right turn lane on 15th Street SE into the site. Left turn lanes into the site along 15th Street SE shall also be constructed.
5. If required by a traffic analysis, and if warranted, the developer shall construct/extend the left turn lanes for east-to-northbound traffic and for south-to-eastbound traffic at the intersection of SR 674/15th Street SE.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

6. If required by a traffic analysis, and if warranted, the developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
7. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns on SR 674 at each median cut adjacent (east/west of the site) to the project where a U-turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of storage needed to serve development traffic. The design and construction of these U-turn lanes shall be subject to FDOT approval.
8. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-0063), whichever comes first, up to 48 feet of right-of-way from the existing center line of right-of-way on 15th Street SE, to accommodate for the right-of-way as needed for a two lane collector. This shall be up to 28 feet from the existing right-of-way.
9. Outdoor lighting shall be full-cutoff light fixtures.
10. Parcel B hours of operation are restricted to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No operation on Sundays or Holidays.
11. Prohibited uses shall include billboards and pole signs.
12. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
13. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

15. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
16. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
17. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



**HILLSBOROUGH COUNTY
ROADWAYS**
FUNCTIONAL CLASSIFICATION
Infrastructure & Development Services



Legend

Functional Classifications

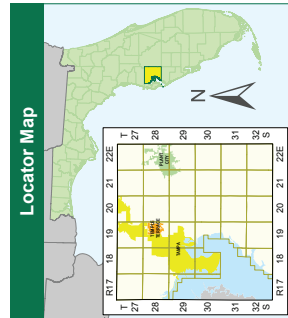
Authority Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

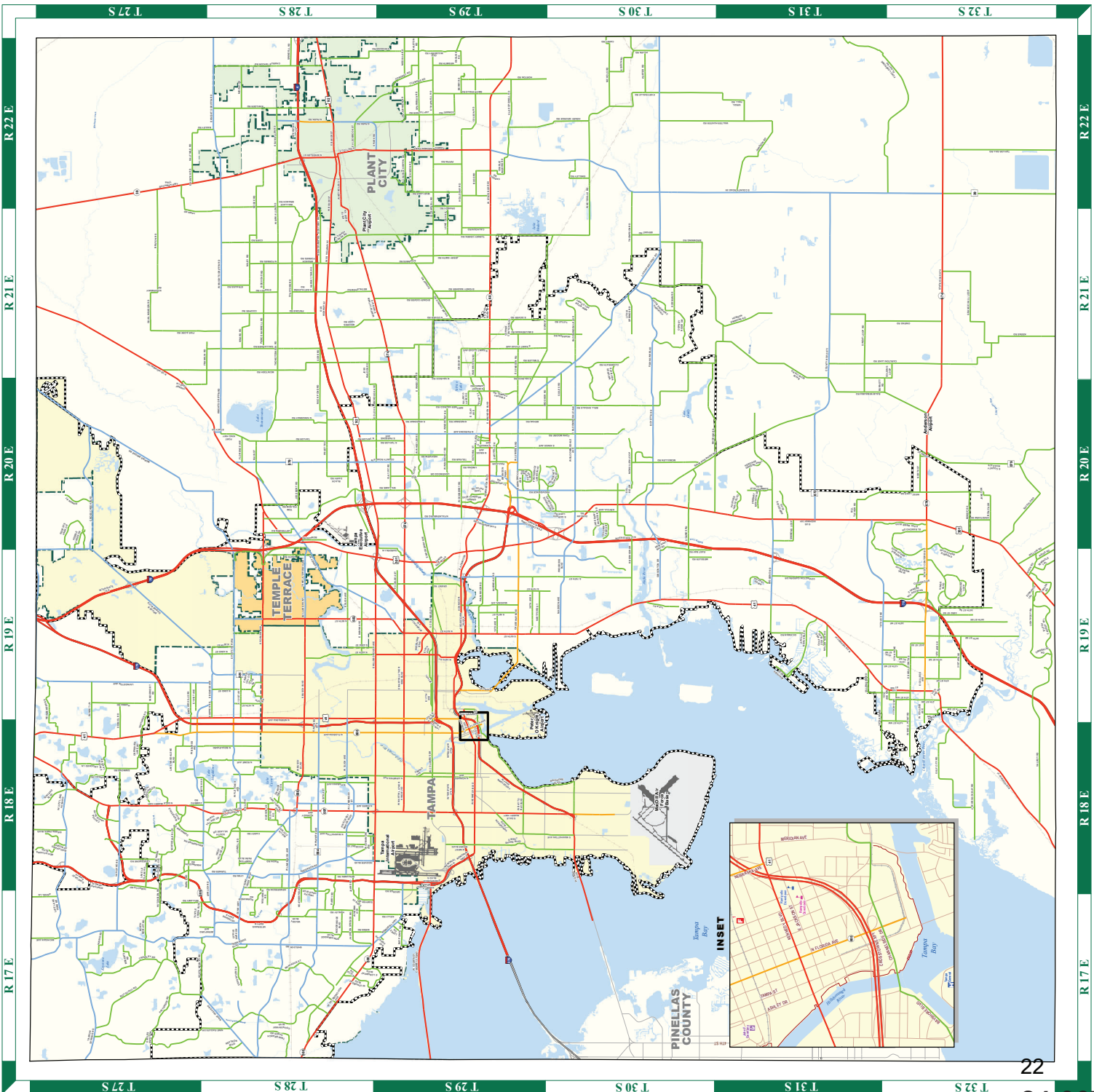
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and is not to be used for any other purpose.

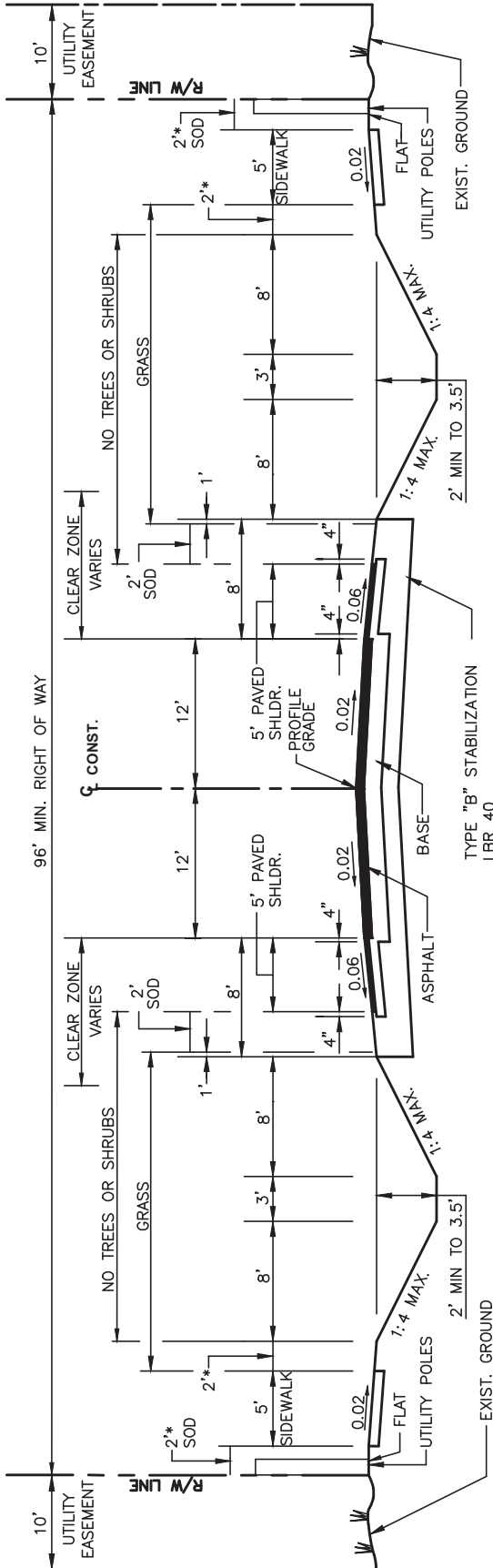
SOURCE: This map has been prepared for the inventory of real property for use in Hillsborough County and is not to be used for any other purpose. The map is provided for informational purposes only and is not to be used for any other purpose.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-7





TYPICAL SECTION

N.T.S.

N.I.S.
FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17

24

TRANSPORTATION TECHNICAL MANUAL

Hillsborough
County Florida

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

DRAWING NO. TS-7

SHEET NO. 1 OF 10



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	☐ New Request ☒ Revised Request ☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. Number of Access Connections ☐ 4. ☒ 2. 15th St. Number of Access Connections ☐ 5. ☐ 3. ☐ 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	1506 College Avenue
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	055512.0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD 04-0063
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 24-0674
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



LINCKS & ASSOCIATES, LLC

August 2, 2024

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: 1506 College Avenue
MM 24-0674
Folio 055512.0000
Lincks Project Number: 24042

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03I of the Hillsborough County Land Development Code, for the number of accesses to the project.

The developer proposes to modify the existing Planned Development (PD) (04-0063) for the project. The subject property is currently zoned PD to allow the following:

Parcel A – 22,000 Square Feet of Furniture Store (Existing)
Parcel B – 50,000 Square Feet of Office/Warehouse or Commercial General (CG) Uses
Parcel C – 15,000 Square Feet of Commercial Neighborhood (CN) Uses
Parcel D – 7,500 Square Feet of Business Professional Office (BPO) Uses

A copy of the existing PD plan and conditions are included in the Appendix of this letter.

The access to serve the project is proposed to be as follows:

- Two (2) existing full accesses to 15th Street
- One (1) proposed right-in/right-out access to College Avenue

The PD is proposed to be modified to consolidate Parcels B, C, and D into the following land uses:

- Retail – 20,000 Square Feet
- Warehouse – 20,000 Square Feet

Based on the trip generation for the project (Table 1), the adjacent roadways and Section 6.04.03 of the Hillsborough County LDC, one (1) access would be allowed for the project, as shown in Table 2. This letter is to request a waiver to the number of accesses to serve the project from one (1) to three (3).

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
August 2, 2024
Page 2

(a) there is an unreasonable burden on the applicant,

There are already two existing accesses to 15th Street serving the existing furniture store. The applicant has an easement to access the existing driveways on 15th Street but does not have the right to eliminate one of the driveways. The two accesses are needed to 15th Street as there is no circulation around the furniture store building. In addition, if there is circulation typically it is not recommended to circulate the trucks in front of retail buildings with pedestrians accessing the building. Finally, the right-in/right-out access to College Avenue is needed to provide access for the proposed retail use.

Based on the above, it would be an unreasonable burden on the applicant to restrict the project to one (1) access.

(b) the variance would not be detrimental to the public health, safety and welfare,

As indicated, the accesses to 15th Street are existing and the access to College Avenue will be limited to right-in/right-out. Therefore, the number of accesses would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

To be able to segregate the passenger vehicles and trucks the two (2) accesses to 15th Street are needed. In addition, access to College Avenue is needed for the successful function of the proposed retail use. Therefore, without the variance, reasonable access cannot be provided.

Mr. Mike Williams
August 2, 2024
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ Disapproved
_____ Approved
_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1
PROJECT TRIP GENERATION (1)

Parcel	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends			New External AM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
A	Furniture Store	890	22,000 SF	139	4	2	6	6	6	12
B, C & D	Retail	822	20,000 SF	1,089	28	19	47	64	63	127
B, C & D	Warehouse	150	20,000 SF	70	20	6	26	8	21	29
	Total			1,298	52	27	79	78	90	168

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

TABLE 2
NUMBER OF ACCESS DETERMINATION

<u>Roadway</u>	<u>Classification</u>	<u>Maximum Vehicle/HR</u>	<u>Peak Hour Project Trip Ends (1)</u>	<u>Number of Accesses</u>
15th Street	Collector	300/HR	168	1

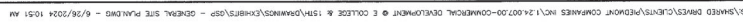
(1) See Table 1.
(2) $168/300 = 0.56$ Use 1

APPENDIX



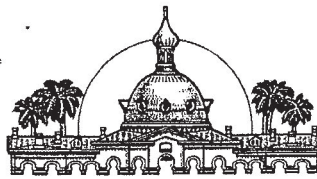
PROPOSED PD PLAN





EXISTING ZONING





Hillsborough County
Florida

BOARD OF COUNTY COMMISSIONERS

Kathy Castor
Pat Frank
Ken Hagan
Jim Norman
Jan K. Platt
Thomas Scott
Ronda Storms

Office of the County Administrator
Patricia G. Bean

Assistant County Administrators
Bernardo Garcia
Carl S. Harness

February 26, 2004

Michael D. Horner
14502 N Dale Mabry Hwy
Suite 200
Tampa FL 33618

RE: PETITION NO. RZ 04-0063 RU

Dear Mr. Horner:

At the regularly scheduled public meeting on February 24, 2004, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from CG and AR to PD, with the attached conditions.

The approval of a planned development rezoning requires the developer submit a revised General Site Plan reflecting all conditions, within 90 days of zoning approval. Failure to submit the site plans within the time period will place your rezoning in violation.

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to the Planning and Zoning Division, 20th floor of the County Center, 601 East Kennedy Boulevard. For information concerning the certification process, please contact Diane Gavitt at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

A handwritten signature in cursive script, reading "Paula Harvey", is positioned above the typed name of the signatory.

Paula M. Harvey, AICP, Director
Planning and Zoning Division

Attachments

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 18, 2003.

1. The project shall be permitted a maximum of 94,500 square feet of building area. The specific uses are as follows:
 - 1.1 Parcel A – 22,000 square feet for a furniture store,
 - 1.2 Parcel B – 50,000 square feet for an office/warehouse (minor industry only), with the option for Commercial, General (CG) uses, excluding outdoor storage and major vehicle repair,
 - 1.3 Parcel C – 15,000 square feet for Commercial, Neighborhood (CN) uses, excluding fast food with drive-thru, gas stations, adult uses, liquor stores (a maximum 2,000-square-foot sandwich shop/deli may be permitted),
 - 1.4 Parcel D – 7,500 square feet for Business Professional Office (BPO) uses.
 - 1.5 Parcels may be adjusted to accommodate stormwater and access issues during site development review.
2. The project shall be subject to the CG development standards, unless otherwise referenced herein.
 - 2.1 Parcel B – Minimum 50-foot building setback from northern and eastern property boundaries
Maximum height – 30 feet
No open doors/bays or loading docks shall face the northern or eastern property boundaries
 - 2.2 Parcels A, C, and D – Maximum height – 25 feet
3. Subject to Florida Department of Transportation (FDOT) approval, the development may be allowed one access point onto State Road (SR) 674. As a worse-case, this access point may be restricted to right-in/right-out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97.
4. If required by a traffic analysis, and if warranted, at projects driveways, the developer shall construct a right turn lane (deceleration) on SR 674 and a right turn lane on 15th Street SE into the site. Left turn lanes into the site along 15th Street SE shall also be constructed.
5. If required by a traffic analysis, and if warranted, the developer shall construct/extend the left turn lanes for east-to-northbound traffic and for south-to-eastbound traffic at the intersection of SR 674/15th Street SE.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

6. If required by a traffic analysis, and if warranted, the developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
7. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns on SR 674 at each median cut adjacent (east/west of the site) to the project where a U-turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of storage needed to serve development traffic. The design and construction of these U-turn lanes shall be subject to FDOT approval.
8. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-0063), whichever comes first, up to 48 feet of right-of-way from the existing center line of right-of-way on 15th Street SE, to accommodate for the right-of-way as needed for a two lane collector. This shall be up to 28 feet from the existing right-of-way.
9. Outdoor lighting shall be full-cutoff light fixtures.
10. Parcel B hours of operation are restricted to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No operation on Sundays or Holidays.
11. Prohibited uses shall include billboards and pole signs.
12. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
13. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

FINAL CONDITIONS
OF APPROVAL

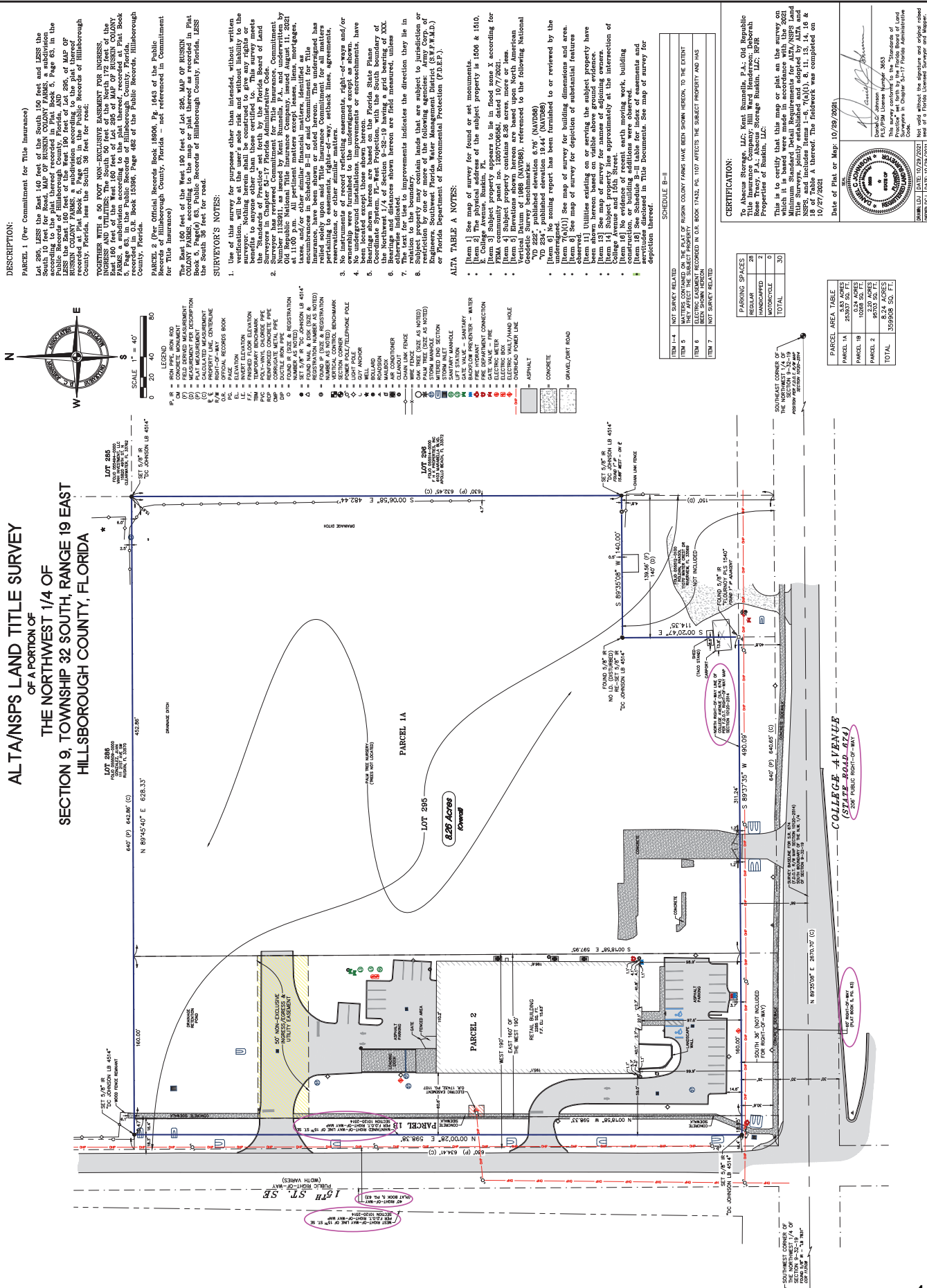
PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

15. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
16. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
17. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

SURVEY



ALTA/NSPS LAND TITLE SURVEY
OF A PORTION OF
THE NORTHWEST 1/4 OF
SECTION 9, TOWNSHIP 32 SOUTH, RANGE 19
HILLSBOROUGH COUNTY, FLORIDA



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



**HILLSBOROUGH COUNTY
ROADWAYS**
FUNCTIONAL CLASSIFICATION
Infrastructure & Development Services



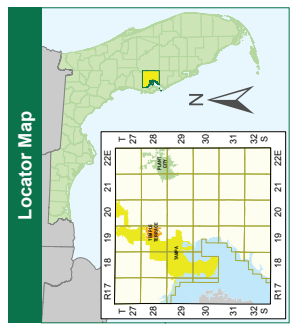
Legend

- Functional Classifications**
Authority Classification
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
PART 6.07.00 FENCES AND WALLS
PART 12.01.00 DEFINITIONS
OTHER PARTS OF THE LDC NOT LISTED ABOVE

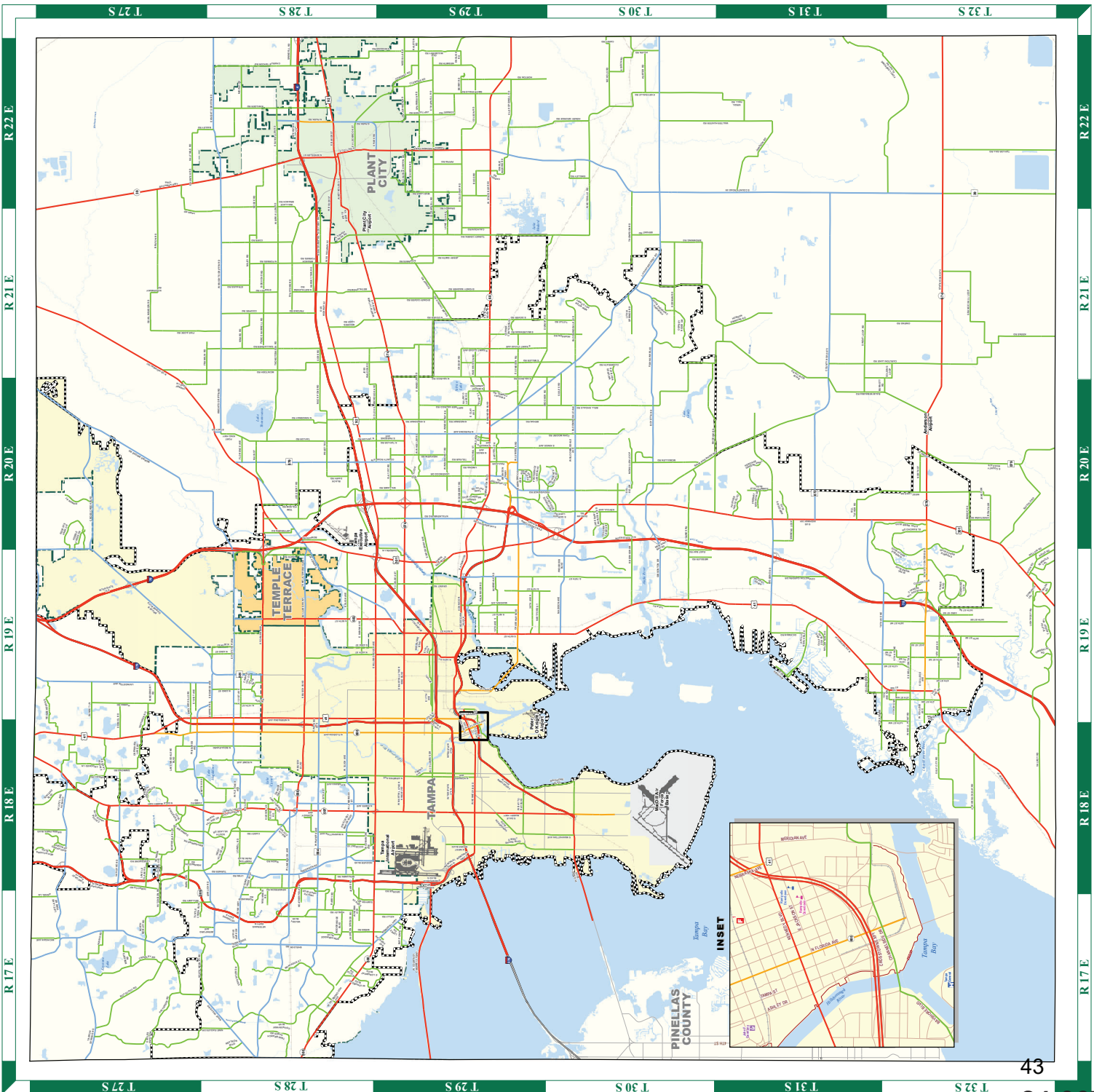
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and does not constitute an offer expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property located within Hillsborough County and is not intended to be used for any other purpose. The map is not a survey and should not be used for any other purpose. Users of the map are hereby notified that the above information is preliminary and should be consulted for verification of the information contained on this map.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



HILLSBOROUGH COUNTY LDC
SECTION 6.04.03



Sec. 6.04.03. - General Access Standards

A. Applicability

The following standards apply to all Connection Types.

B. Access to Residential Property

Direct access from residential property adjacent to arterial streets shall be prohibited when access can be provided via a collector roadway, unless it can be demonstrated by the applicant that access to the arterial roadway will provide a greater public benefit.

C. Primary Access to Non-Residential Property

If non-residential property is located such that access can be provided to either an arterial or collector facility, primary access shall be via the collector facility, unless it can be demonstrated by the applicant that primary access to the arterial roadway will provide a greater public benefit.

D. Shared Access

Shared access facilities onto arterial and collector streets are encouraged when two or more contiguous sites are planned for compatible uses. Shared access is desirable where the trip generation from the anticipated land uses will not be large enough to warrant a traffic signal.

E. Off-site Street Parking

Except for Single Family Residential Units or other types of residential units approved by the County, off-site street parking shall be designed to insure that all vehicles leaving or entering the public street right-of-way shall be traveling in a forward motion.

F. Sight Distance; Visibility At Intersections

1. Sight Distance Access points shall be located along the property frontage in such a manner as to provide adequate sight distance per the requirements of the Hillsborough County Transportation Technical Manual latest edition and Florida Department of Transportation Standard(s).
2. No structure or portion of any structure shall be placed or erected, no motor vehicle, trailer or equipment shall be allowed to park, stand, stop or be stored, and no vegetation shall be maintained, planted or allowed to grow in a manner which materially impedes the visibility from a street, alley or driveway of lawfully oncoming traffic from any direction in the intersecting public street, between heights of two and one-half feet and eight feet, as measured from the pavement edge, of the adjacent roadway across sight distances complying with the Hillsborough County Transportation Technical Manual. Alternatively, the comparable design standards of the Florida Department of Transportation may be utilized.

G. Operational Characteristics of Access

The driveway should be constructed so that all entering and exiting movements can be accomplished with minimum disruption to traffic flow on the intersecting roadway. For developments having drive-in services, the service area should be far enough from the roadway to ensure adequate vehicle storage space within the property limits, i.e., avoid vehicle backups blocking the service operation and interfering with the safe movement of highway traffic. Where possible, a minimum of 50' (for Type II) or 100' (for Type III or higher) of the driveway throat shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the access. The applicant may submit an analysis showing that for his particular site, a throat of less than 100' is appropriate and will result in no adverse impact to the public roadway system.

H. Access Along Acceleration/Deceleration Lanes

A driveway shall not be constructed along acceleration or deceleration tapers connecting to interchange ramp terminals, intersecting roadways, bus bays or other driveways unless access would be unreasonably denied and the driveway can be made to function properly, i.e., safe and efficient traffic operation.

I. Number of Access Points

1. The minimum number of driveways should be allowed that will adequately serve the need for the abutting property, and yet not seriously impact the function and capacity of the highway to which access is desired.
- 2.

The number of entrances shall be determined based on the maximum desirable vehicle flow rate at entrances for residential and non-residential land uses based on the street characteristics.

3. All access drives shall be required to comply with access spacing criteria and cross access connections are considered as a driveway connection for the purpose of complying with this section of the LDC. Cross access connections shall be consistent with Section 6.04.03 (Q) of the Land Development Code.
4. Properties that are bordered by physical impediments such as railroad tracks, limited access highways, existing navigable river or government owned property with restrictions may request an Administrative Variance pursuant to Section 6.04.02(B) of the Land Development Code.
5. The applicant may be permitted fewer driveway connections than required by the threshold matrix if through an approved traffic engineering study it is demonstrated that the proposed driveway connections will provide adequate capacity for the project to operate in a safe and efficient manner without causing delays or backups on the impacted roadways.
6. Where Non-Residential development abuts Collector/Arterial and Local roads primary driveway connections shall be at Collector/Arterial roads and Local roads shall be use for secondary access.

Table 1: Function and Driveway Guidelines

Residential Uses

Street Character	Maximum Vehicle Flow
Function	Peak Hour Total
Local	90
Collector/Arterial	180

Table 2: Function and Driveway Guidelines

Non-Residential Uses

Street Character	Maximum Vehicle Flow
Function	Peak Hour Total
Local	180
Collector/Arterial	300

Calculation Formula

Number of Driveways = Peak Hour Total Project Traffic/Maximum Vehicle Flow. Fractional results shall be rounded up to the next highest whole number.

Sample Calculation:

Example: A developer plans to construct a shopping center at a site near the intersection of two arterial roadways, which will house 250,000 square feet leasable area. The developer proposes three arterial connections.

Are three arterial connections adequate for this site? As with the above sample, we start by calculating the number of peak hour trips generated by the site. In this case the ITE trip generation indicates a total of 1,146 peak hour vehicle trips. We reference Table 2 and find the non-residential collector maximum vehicle flow figure. Dividing the peak hour total by 300 results in the need for 3.82 or four driveways. Therefore, the number of collector connections should be four.

J. Spacing of Accesses and Median Openings

The minimum spacing between adjacent access points and between adjacent median openings are a function of the Access Class assigned to the main roadway. The distances shown in 6.04.07 are minimums and may not be sufficient if extensive right or left turn storage is required. Greater distances may be required to provide sufficient site-specific storage. Right turn in/right turn out movement and accesses which do not meet the minimum spacing may be permitted where, due to size, configuration, or location of the parcel, there is no feasible alternative access meeting the desired standard.

K. Drainage Considerations

Access shall be constructed in accordance with the requirements of Hillsborough County Stormwater Management Technical Manual.

L. Existing Facilities

1. Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.
2. Where driveways are constructed within the limits of existing curb and gutter construction, the existing curb and gutter shall be removed either to the nearest joints or to the extent that no remaining section is less than five feet long. If the curb is not removed to the nearest joint, the curb will be cleanly cut with a concrete saw. Driveways materials type should conform to the original construction on a section unless otherwise specifically provided on the permit.

M. Intersections

At an intersection, no driveway shall be allowed within the radius return of the intersecting roadways. An exception for existing developments may be considered when driveways are reconstructed as part of a roadway reconstruction project.

N. Emergency Access

In addition to minimum yard and building spacing requirements specified in this Code, all buildings and other structures, land preparation, and landscaping shall be so located and arranged on lots as to provide safe and convenient access for emergency purposes, fire protection, servicing, and off-street parking and loading located on the premises.

O. Prohibition of Use of Residentially Zoned Private Property for Access to Uses Not Permitted in Residential Districts; Exceptions

No private land which is agriculturally or residentially zoned shall be used for vehicular or pedestrian access to land or structures in other districts used for any purpose not permitted in agricultural or residential districts, except as provided below or otherwise authorized by this Code or other lawful regulations:

1. Where provision does not exist for safe access for emergency and public service vehicles and such access is not reasonably feasible except through privately owned residential or agricultural land, access reserved for and limited to such vehicles may be authorized by the Land Use Hearing Officer, subject to conditions and safeguards designed to protect the tranquility and character of the residential land so traversed.
2. Where convenience and safety would be promoted, walkways and bicycle paths to non-residentially zoned land may be authorized by the Land Use Hearing Officer across privately owned residentially zoned land, subject to conditions and safeguards to protect the tranquility and character of the residential land so traversed.

P. Right-of-Way Protection and Acquisition

1. No development activity (buildings, parking areas, water retention, etc.) shall be permitted within existing right-of-way

corridors, as established and recorded through the Hillsborough County Thoroughfare Plan Regulations.

2. Prior to the development of land contiguous to public transportation corridors, right-of-way shall be reserved or dedicated to the appropriate governmental jurisdiction in accordance with an adopted Hillsborough County Transportation Corridor Map. In the absence of an adopted Corridor Map, right of way shall be reserved or dedicated to the appropriate governmental jurisdiction in accordance with the current MPO Long Range Transportation Needs Assessment Map in effect at the time of the request for reservation or conveyance. No development activity shall be permitted within the designated transportation corridors.

Q. Cross-Access Criteria and Requirements

1. The purpose of requiring cross-access in certain situations is to reduce the necessity to use the public street system in order to move between adjacent and complementary land uses where such interchange of vehicular or pedestrian trips are likely to occur.
2. When each of the following conditions exist, provisions for vehicular and pedestrian cross-access must be provided:
 - a. The site is on at least one roadway with an Access Management Classification of 1 through 6.
 - b. The site has a commercial or office land use or zoning designation, and is adjacent to a parcel which also has a commercial or office land use designation or zoning and which has access on the same roadway.
3. When each of the following conditions exists, provisions for pedestrian cross-access must be provided.
 - a. The site has frontage on at least one roadway with an Access Management Classification of 1 through 6.
 - b. The site has a commercial or office land use or zoning designation and is adjacent to a parcel having frontage on the same roadway which has a land use or zoning designation allowing 12 dwelling units per acre or more, or
 - c. The site has a residential land use or zoning designation allowing 12 dwelling units or more per acre and is adjacent to a parcel having a land use or zoning designation of 12 dwelling units or more per acre or a commercial or office land use or zoning designation and which has access on the same roadway.
4. As used herein, "provisions for cross-access" shall mean that the developer of the property shall design his site in such a manner as to make cross-access possible as provided in this division.
5. When the criteria in 2 or 3 above are met, provisions for cross-access must be provided as established below:
 - a. If the adjacent site is developed and, in the opinion of Hillsborough County, cross-access is feasible, the developer shall design and build the appropriate cross-access to the property line of the adjacent parcel.
 - b. If the adjacent site is developed but, in the opinion of Hillsborough County, cross-access is not feasible at this time, the developer shall design and designate on the site plan the location of future cross access, but will not be required to construct the cross-access at the time of initial site development. The owner shall commit, in writing, to construct and allow cross-access at such time as Hillsborough County determines that cross-access is feasible and desirable.
 - c. If the adjacent site is undeveloped, the developer shall design and build the cross-access to the property line of the adjacent parcel in anticipation of future connection when that site is developed.
 - d. The minimum width of a vehicular cross-access shall be 24 feet. The minimum width of a pedestrian cross-access shall be five feet.

R. Corner Clearance

Corner clearances for all connections shall meet or exceed the minimum connection spacing requirements of 6.04.07 of this division except as provided below:

1. Type I. The minimum corner clearance for a Type I connection shall be ten feet.
2. All Other Types. Isolated Corner Property—A single connection (on each frontage) may be placed closer to the intersection if, due to property size, the applicable minimum spacing standards in Table I cannot be met, and where joint access which meets or exceeds the applicable connection spacing cannot be obtained with a neighboring property or, it is determined by the County that joint access is not feasible based on conflicting land uses or conflicting traffic volumes/characteristics, then the minimum corner clearance given in 6.04.08 can be used. Such properties, for the purpose of this document will be called "isolated corner properties".

3. In cases where connections are permitted under this criteria, the permit will contain the following conditions:
 - a. There will be no more than one connection per frontage.
 - b. When joint or alternative access which meets or exceeds the applicable minimum connection spacing becomes available, the permittee will close the permitted connection, unless the permittee shows that such closure is not feasible because of conflicting land use or conflicting traffic volumes/characteristics or existing structures which preclude a change in the existing connection.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 01-30, § 2, 11-15-01; Ord. No. 02-13, § 2, 8-1-02; Ord. No. 09-62, Item B, 10-26-09, eff. 2-1-2010; Ord. No. 20-17, § 2(Exh. A), 9-24-20, eff. 10-2-20)

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
E. College Ave.	FDOT Arterial - Rural	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
15 th St. SE	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,274	133	374
Proposed	1,144	71	113
Difference (+/-)	(-)3,130	(-)62	(-)134

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
15 th St. SE/Substandard Roadway	Administrative Variance Requested	Approvable
Multiple/Number of Driveways	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☒ Yes ☐ No	See report.

Pre-Application Meeting Permit Package Checklist

Pre App Information		
Meeting Date	<u>5/21/2024</u>	
Meeting Title	<u>Goodwill Ruskin</u>	
FDOT Coordinator	<u>Mecale' Roth (Mecale.roth@dot.state.fl.us or 813-612-3237)</u>	
Location/Address	<u>College Ave. And 15th St.</u>	
State Road	<u>674</u>	Section ID <u>10 120 000</u>
MP	<u>1.283</u>	R/L of Roadway <u>Lt</u>
Road Class	<u>5</u>	Speed Limit <u>50 MPH</u>
Connection Spacing	<u>440'</u>	Signal Spacing <u>2640'</u>
Full Median Opening Spacing	<u>2640'</u>	Directional Median Opening Spacing <u>660'</u>
Folio #	<u>055512-0000</u>	
Attendees	<u>Steve Henry, Albert Esquivel, Edde Davis, Richard from Native, and Rick Perez</u>	
FDOT Staff	<u>Mecale' Roth, Leanna Schail, Lindsey Mineer, Justin An, Dan Santos, and Sarah Rose</u>	

- ➡ All checked boxes apply to this project per the information provided and reviewed in this meeting
- ➡ All comments are non-binding and subject to change.
- ➡ All comments related to FDOT specs and standards automatically update to the current version when the standards are revised. Plans should all meet the current standards at the time the permit package is submitted in OSP

Application Checklist			
☒	Property owner's Information	☒	Notarized LOA - letter(s) of authorization from owner for anyone representing on their behalf (EOR, PM, Construction Coordinator, etc.) Including 3rd party representatives
☒	Deed or other proof of ownership	☐	
☒	EOR's contact information	☐	
☒	EOR certification	☒	Local approval(s) - some form of approval by all other local agencies (county, city, SWFWMD, EPA, etc.)
☒	MOT tech (use EOR's info in the application and change it when the MOT Tech is chosen)	☐	
☐		☒	Plans - signed and sealed

Access Permits		Additional Details	
☒	Existing land use	Existing furniture store and agriculture store	
☒	Existing trips		
☒	Proposed land use	Retail/Warehouse adding 20Kft ² of retail & 20Kft ² of	
☒	Proposed trips		
☒	Permit Category & Fee	Category C likely	
☒	Significant Change		
☒	Access to State Road	If not in favor, why?	
☐	☒ FDOT in favor	Proposing a right in/right out driveway on SR 674 that does not meet spacing guidelines	
☐	☐ FDOT NOT in favor		
☐	☐ Resubmit new design for further review		
☐	Conforming access		
☒	Non conforming access	☒	Subject to closure in future when alternate access is available
☒	Cross access and court recorded easement	Provide existing cross access agreement	
☐	☒ Vehicular		
☐	☐ Pedestrian (if required by local municipality)		

Pre-Application Meeting Permit Package Checklist

☒	Auto turn template	WB62 &/or WB67
☒	COI - liability insurance	
☐	Land donation & easement	
☒	Traffic study	See Traffic Ops comments
☐	Design variation	
☒	MOT indices	
☐	TTCP plan	

Drainage Permits (See separate checklist)		Additional Details	
☒	Permit		See drainage comments below
☐	Exception		
☐	Exception questionnaire		
☐	Unsure		
☒	Survey - Signed & sealed		
☒	SWFWMD approval		

Construction Agreements			Additional Details	
☒	Construction Agreement			Turn lane modification-see Traffic Ops notes
	☒	Turn lane		
	☐	Median Modification		
	☐	Sidewalk		
	☐	Other		
☐	Median modification letters			
☒	Security Instrument			
☐	Easement - court recorded			
☒	Cost estimate - signed & sealed			
☒	LOA - construction coordinator, managing LLC, GM,			
	any 3rd party authorized agent			

Utility Permits		Additional Details	
☐	Water	TBD	
☐	Sewer		
☐	Other		

General Use & Other Permits		Additional Details	
☐	General Use	N/A	
☐	Other		

FDOT Construction Projects In Area				
FPID #	Type of Work	Start Date	Project Manager	Contact Info
N/A				

Pre-Application Meeting Permit Package Checklist

Additional Notes

1. This property consists of multiple parcels. One has an existing retail store and one is used for agriculture
2. Proposing to share a single access to 674
3. Turn lane and driveway need to be brought to current standard
4. Shift driveway as far east as possible to avoid it being in the taper of the turn lane as much as possible
5. Turn lane will be permitted under a construction agreement and will be bonded
6. Not anticipating to make improvements to the north leg of 15th St.
7. Submit a DCP permit application and include the following:
 - a. full set of plans
 - b. drainage report
 - c. pre/post drainage maps with elevations and flow arrows to verify the drainage patterns
 - d. curve numbers
 - e. time of concentration
 - f. any storm drain calculations
 - g. photos of the site
8. District 7 requires 1' of freeboard from 100-year critical storm event to the top of bank
 - a. Will need District Drainage Engineer approval for anything less than required
9. SWFWMD permit modification of the FDOT permit will need to be submitted
 - a. provide all supporting calculations for the permit modification in the report
10. Demonstrate that the existing downstream storm system will meet all FDOT criteria with the increased impervious area from the turn lane
11. County zoning case # 24-0674
12. Provide approved SWFWMD permit/exception
- 13.. See the attached DCP checklist for additional requirements

Pre-Application Meeting Permit Package Checklist

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ACCESS MANAGEMENT PERMIT CHECKLIST

PERMIT APPLICATION		
- All permits Category C and above must have a Pre-Application Meeting with FDOT Staff and provide the permit application and conceptual site plan for the meeting. This is to be coordinated with the local operations center. The pre-application meeting is a courtesy and intended to be advisory only; the results of this meeting are not binding on the Department or the Applicant. - The Department shall not be obligated to permit or approve any connection, traffic control feature or device, or any other site related improvement that has been specified in a development approval process separate from the official connection approval process described in this rule chapter. - Staff recommendations and determination of traffic impact areas will be provided at the Pre-Application meeting to expedite the review of the permit submittal in One Stop Permitting. FDOT - One Stop Permitting The permit submittal in OSP must include a complete set of signed and sealed plans, a signed and sealed Traffic Study, and the required project-related information in accordance with Florida Administrative Code 14-96.	PROJECT INFORMATION: Goodwill Store, Ruskin 1506 College Ave.SR 674 SR 674 10 120 000 MP 1.283 Lt Rdwy Class 5 @ 50 MPH Connection spacing: Signal spacing: Directional median opening spacing: Full median opening spacing: Folio # 055512-0000	
GENERAL INFORMATION		
☒	The Department does not permit development in phases.	All property under ownership is to be included in the complete submittal. Entire property to be included in both plans and traffic study. New phases of an existing development requiring a new permit will have their fee based on the development in the individual phase.
☒	Access and Drainage permits are reviewed and approved simultaneously.	- Ensure all permit submittals are made simultaneously via the OSP website. - Plans for drainage, access permits, and construction agreements are required to match.
☒	Off-system Improvements	Any proposed changes to city or county access will require the provision of a signed Letter of Authorization from the appropriate agency.
☒	Drainage permits	Any proposed development adjacent to the State Road, irrespective of access connection, is required to submit a drainage application per F.A.C. 14-86.
PLANS		

☒	Cover Sheet	• Include Location • Include vicinity map. • Include permit application numbers.
☒	Existing Conditions	• Include entire property under ownership. • Include all existing buildings. • Include all existing driveways. • Include all parking and internal site circulation plan.
☒	Proposed Site plan	• Include entire property under ownership. • Include all proposed buildings. • Include all proposed driveways. • Include all parcels to be served with requested access. • Include all parking and internal site circulation plan.
☒	Roadway Improvements	• Roadway Improvement Plans • All proposed improvements, left turn lane(s), right turn lane(s), signal plans, intersection improvements, etc. • Cross sections every 50-feet (FDM 905.2) • All existing and proposed connections are to be called out. • Must be designed in accordance with Florida Design Manual (FDM).
☒	Truck turning/AutoTurn Exhibit	• Utilize FDOT-approved software. • Utilize the largest anticipated vehicle. • Provide ingress and egress to all connection locations. • Provide internal site circulation. • The truck turning wheel path shall not illustrate movements in the adjacent through and/or opposing lanes.
☒	Driveway Detail Sheet	• Driveway geometrics (lane widths, radii, etc. (standards 16'inbound, 12'outbound, and 35' radii) • Centerline profile(s) with elevation and slope percentage from the centerline of State Road to 50' beyond the property line.
☒	Signing and Pavement Marking Sheet	• Include the signing and pavement marking plan sheet. • Ensure all signing and pavement markings comply with FDM Chapter 230. • Call outs are to reference FDOT Standard Plans Index. • All required signing and pavement markings for all work in FDOT R/W including turn lanes, median/intersection modifications are to be shown on the plans.

☒	Aerial Exhibit	- Show all connection and median features along property frontage(s) and within 660' of the property lines for a roadway with a speed of 45 mph or less. - Show all connection and median features along property frontage(s) and within 1320' of the property lines for a roadway with a speed greater than 45 mph.
☒	Boundary Survey	- Show adjacent parcels, label ownership, and all known easements. - Show location of all property boundaries. - Provide a copy of the Warranty Deed.
NON-CONFORMING ACCESS		
☒	Draft cross-access agreement	- Submitted via OSP in conjunction with the permit application. - Subject to review and approval by FDOT Legal and Surveying and Mapping.
☒	Existing cross access connections	The existing cross access connections proposed to remain in the proposed condition are to be recorded with the permit. Please provide a copy of the existing agreement documentation.
☐	Court recorded cross access agreement required by Access Management Staff prior to permit approval.	<u>Permit will not be approved prior to the provision of the Court Recorded cross access agreement.</u> The complete and final copy of the Agreement will be included in the permit record set in OSP.
EXISTING MEDIAN OPENINGS		
☒	Existing median openings	Existing median openings which are non-conforming impacted by the proposed development are required to be brought into current standards per F.A.C. 14-97.
☒	Proposed median modifications	Impacts to adjacent median openings are to be evaluated for turn lane and queue storage requirements. Any additional impacts are to be mitigated by the applicant.
TRAFFIC STUDY		
☒	Background and project description	- Project location map and site plan - Type of proposed uses - Size - building square footages, units, etc. - Construction schedule – opening and build-out years. - The study needs to include posted and planned speed limits, design speeds for major roadways, context classification, and access classification. Include spacing requirements for Access Class. - The cover page includes FDOT Section and MP numbers from FDOT Straight Line Diagram:

		https://fdotewp1.dot.state.fl.us/slogis/Reviewed and approved by FDOT Legal and Surveying and Mapping.
☒	Existing Conditions	• Document field review of existing conditions, including turn lane lengths and queueing conditions during peak hours. • Include Aerial of intersections. • Signal timings - for the study area • Multimodal accommodations including transit, pedestrians, and bicyclists. • AM/PM turning movement counts (TMCs) - include truck, pedestrian, and bicycles. Show graphically. • Include any discussions/agreements with the local entity. • Account for other planned developments in the area • Document programmed improvements on state and local roads in the study area
☒	Traffic Forecasts: <i>Utilize the most recent version of the ITE Trip Generation (currently 11th Edition).</i>	• Daily/AM/PM Peak hours. Provide source, trip rates, and table of calculations by land-use. • Trip Distribution - Include model data and historical data. Show Graphically. • FDOT Planning assists in the approval of trip distributions and growth rates. Show graphic of percent distribution and trips. • Use ITE-approved internal capture rates, where applicable. • Passer-by trips are not to exceed 10% • Background traffic - adjust appropriately. Show graphically. • Background plus project trips. Show graphically.
☒	Traffic Analysis	• Capacity analysis- project driveways and impacted intersections • AM and PM peak hours analyses - unless special circumstances require mid-day/weekends. • Analysis volumes match graphics, and truck percentages match TMC. • Multimodal evaluation • Reasonable signal timings • Existing analysis results match field conditions • Intersection impact evaluation for intersections for both adjacent median openings. • Include input and output data sheets. • Summarize LOS/Delay - with and without project results. • Signal warrant analysis - provide signed and sealed based on FDOT D7 procedures. • If warrants met – separate ICE required. • Access spacing - meet agency access spacing guidelines. • Turn lane analysis.

		Mitigation measures result in acceptable operations
SIGNAL WARRANT ANALYSIS Manual on Uniform Traffic Control Devices (MUTCD) - FHWA (dot.gov)		
☐	To be provided if signal warrants are met in accordance with MUTCD.	- Submitted upon approval of Traffic Study Only - Complete document in PDF format - Document to be signed and sealed. - Future signal installation will be required to meet criteria contained in the attached document. See Access Connection Permit Future Traffic Signal Installation process.
INTERSECTION CONTROL 'ICE' ANALYSIS Intersection Operations and Safety (fdot.gov)		
☐	ICE Analysis required	- Proposed signal locations - Reconstruction of existing intersections - Driveway Access Category E and above - Complete document in PDF format - Provide the Excel Spreadsheets with all data for review. - Document to be signed and sealed

Access Control Classification

	Class	Medians	Median Openings		Signal	Connection	
			Full	Directional		More than 45MPH Posted Speed	45 MPH and less Posted Speed
☐	2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
☐	3	Restrictive	2,640	1,320	2,640	660	440
☐	4	Non-Restrictive			2,640	660	440
☒	5	Restrictive	2,640 at greater than 45 MPH Posted Speed 1,320 At 45 MPH or less Posted Speed	660	2,640 at greater than 45 MPH Posted Speed 1,320 At 45 MPH or less Posted Speed	440	245
☐	6	Non-Restrictive			1,320	440	245
☐	7	Both Median Types	660	330	1,320	125	125

Project specific requirements:

Class 5, 50mph roadway section 440' driveway spacing for connections.
A permit will be required for the proposed connection.

Category C permit requires a complete traffic study.

Please note the existing full median opening does not meet minimum spacing standards and may be required to be modified in conjunction with this development based on the review of the complete permit application package.

A complete TIA is required at the highest and best use. Include the impacts to the intersection of SR 673 and 15th Street.

Provide the AM & PM peak hour and ADT trips for the development.

Include the multimodal trips for the development.

Please review the existing left turn lanes on SR 674 for sufficient queue storage for the proposed development including the WB-62 and WB-67 vehicles.

Reach out to the ops center to obtain to the TIA for the developments to the south to incorporate into the traffic.

Show the truck delivery route on AutoTurn with inbound and outbound movements and internal site circulation.

The driveway is non-conforming and requires a cross-access agreement to the adjacent properties.

The driveway connection is shown to be on the taper for the existing turn lane, which is not permitted.

The turn lane is required to be brought into compliance and move the driveway out of the taper.

Please review the turning movement requirements to determine the appropriate driveway design and radius in accordance with FDM criteria.

The department will require separation from the proposed driveway and taper for the westbound right turn lane at the intersection of 15th Street

Include the call out that the access is non-conforming and subject to removal in the future when a conformation connection can be made.

Provide the AutoTurn for the largest anticipated vehicle entering and exiting the site and the internal drive path.

Please include all turning movements at the intersection of 15th Street and SR 674 with the AutoTurn exhibit.

Any improvements to the local roadway that are to be included in the permit application are to include a letter of authorization from the county to permit those changes to the side street.

The proposed improvements on the state road will be required to include the submittal of a construction agreement prior to permit issuance.

These comments are not intended to be all-inclusive of errors and omissions. It should not be assumed that any issues that are not addressed are acceptable to the Department. The consultant is solely responsible for technical accuracy, engineering judgment, and the quality of their work.

12-06-2023

FDOT District & - Traffic Operations:

Access Connection Permit Future Traffic Signal Installation Process.

For those applicants seeking an Access Connection Permit or Construction Agreement from FDOT whose impacts have been determined to meet signal warrants, the following will be required:

1. A complete permit application package in accordance with F.A.C. 14-96 is required to be submitted and reviewed by Traffic Operations.
2. The Access Connection Permit submittal is to include 60% (minimum) signalization plans. Final (100%) signal design plans will be provided for review and approval in conjunction with the Construction Agreement to install the traffic signal when required.
3. The Access Connection Permit submittal is to include the approved Traffic Impact Analysis, Signal Warrant Analysis, and Intersection Control Evaluation (ICE) Analysis. The included information will clearly define the signal warrant thresholds at which the applicant is required to install the traffic signal.
4. The Access Connection Permit package is required to include a letter from Permittee/Applicant acknowledging 100% responsibility for acquisition and installation of the required traffic signal when the warrant threshold has been met or a safety and operational concern has been identified by FDOT which requires the installation of the signal.
5. The approved Access Connection Permit Form 850-040-18 will include special provisions outlined on Page 3 defining the signal warrant threshold, minimum requirements for the signal installation, and all other project specific requirements.
6. The Notice of Intent to Issue Permit (NOI) is required to be court recorded with complete permit package by the applicant. A copy of the recorded document provided to FDOT via the One Stop Permitting website, prior to permit issuance.

Please reach out to District 7 Traffic Operations with any questions or for any additional information.

COMMISSION

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Harry Cohen VICE-CHAIR
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Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 7/11/2024	COMMENT DATE: 5/7/2024
PETITION NO.: 24-0674	PROPERTY ADDRESS: 1506 College Ave, Ruskin, FL 33570
EPC REVIEWER: Melissa Yañez	FOLIO #: 0555120000
CONTACT INFORMATION: (813) 627-2600 X 1360	STR: 09-32S-19E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Major modification to PD	
FINDINGS	
WETLANDS PRESENT	Yes
SITE INSPECTION DATE	5/7/2024
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Site visit – OSW along Northern boundary line
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

My/cb

ec: Jacob T Cremer – jcremer@stearnsweaver.com, cwalden@stearnsweaver.com



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 4/17/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 4/24/2024

PROPERTY OWNER: Abacus Farms, LLC **PID:** 24-0674

APPLICANT: Abacus Farms, LLC

LOCATION: 1506 College Avenue Ruskin, FL 33570

FOLIO NO.: 55512.0000

AGENCY REVIEW COMMENTS:

According to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan at this time, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA), and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no objection to the request with regards to WRPAs, SWRPAs, and PWWPAs.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 23 Apr 2024

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Jacob Cremer

PETITION NO: MM 24-0674

LOCATION: 1506 College Ave., Ruskin, FL 33570

FOLIO NO: 55512.0000

SEC: 09 TWN: 32 RNG: 19

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: MM 24-0674

REVIEWED BY: Clay Walker, E.I. DATE: 4/23/2024

FOLIO NO.: 55512.0000

WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 8 inch water main exists ☒ (adjacent to the site), ☐ (approximately _____ feet from the site) and is located west of the subject property within the east Right-of-Way of 15th Street Southeast. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- ☐ The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 20 inch wastewater forcemain exists ☒ (adjacent to the site), ☐ (approximately _____ feet from the site) and is located west of the subject property within the west Right-of-Way of 15th Street Southeast. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.



**Hillsborough
County Florida**
Development Services

AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 07/15/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Abacus Farms, LLC

PETITION NO: 24-0674

LOCATION: 1506 College Ave

FOLIO NO: 55512.0000

Estimated Fees:

Warehouse

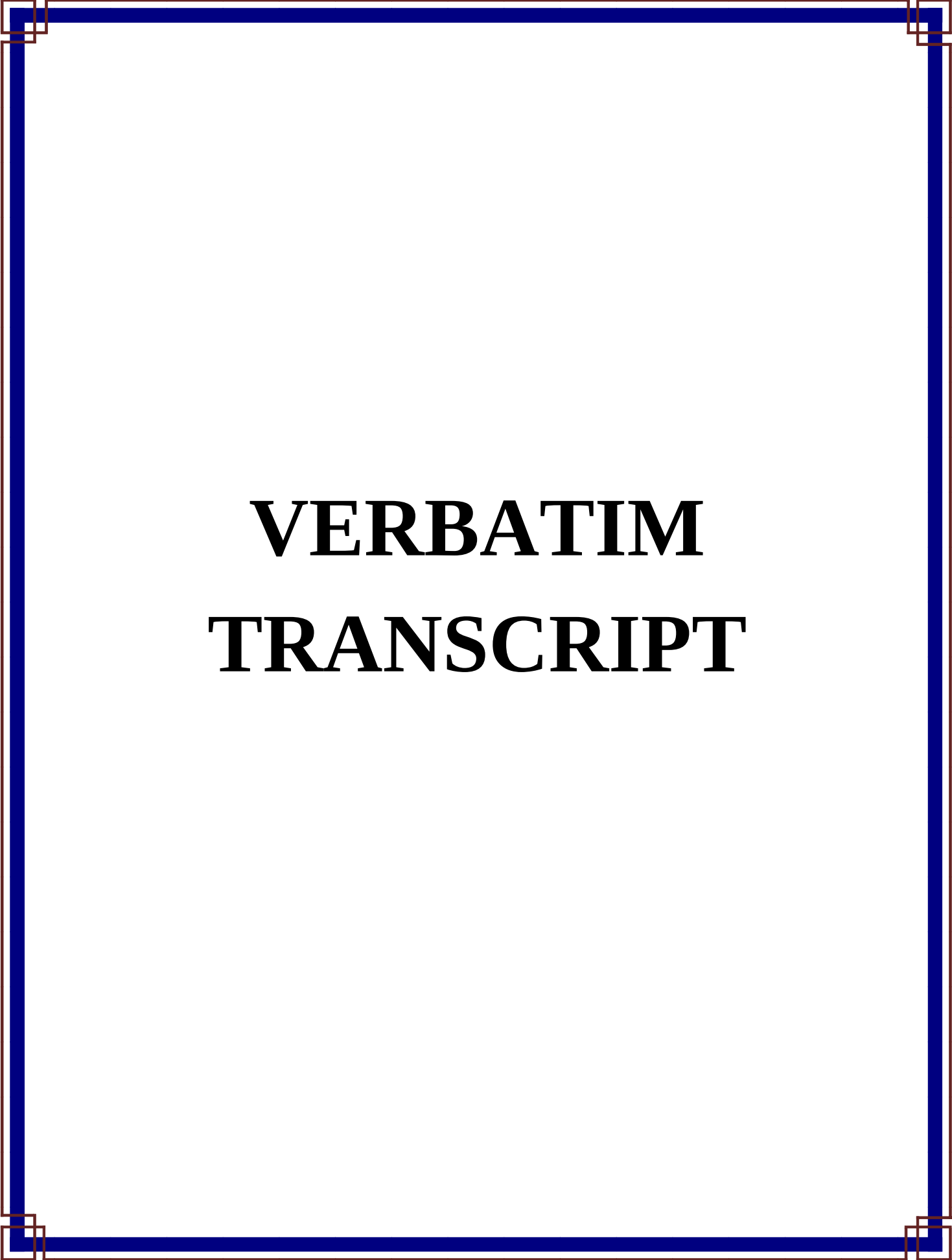
(Per 1,000 s.f.)

Mobility: \$1,337

Fire: \$34

Project Summary/Description:

Urban Mobility, South Fire - Goodwill warehouse and store



VERBATIM TRANSCRIPT

Zoning Hearing Master Hearing
August 19, 2024

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

-----X
IN RE:)
)
ZONE Hearing Master)
HEARINGS)
)
-----X

ZONING Hearing Master HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, August 19, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 8:57 p.m.

LOCATION: Hillsborough County BOCC
Development Services Department -
Second Floor Boardroom
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

1 MS. HEINRICH: Our next application is Item D.3, Major
2 Mod 24-0674. The applicant is requesting a major modification
3 of PD 04-0063. Sam Ball with Development Services will provide
4 staff findings after the applicant's presentation. And you
5 should have received a revised staff report that corrects a typo
6 on condition 2.2 and also makes a correction to the FAR.

7 HEARING MASTER: Thank you. I did receive that staff
8 report.

9 MR. SMITH: Good evening. David Smith, director of
10 development and zoning for Stearns, Weaver, Miller. I'm
11 representing the applicant, 401 East Jackson Street, Suite 2100,
12 Tampa, Florida.

13 The request before you tonight is as staff as
14 indicated, is a major modification to a planned development that
15 was approved in 2004. This project when approved originally,
16 as -- as you can see right here, it's arma -- let me just -- let
17 me start over again.

18 We got a 6.22 major modification to a previously
19 approved PD that was over eight and a half acres. So we're only
20 modifying a portion of that previously approved PD. The
21 property is located on College Avenue down in Ruskin at the
22 intersection of 15th and College Avenue.

23 The zoning on the property surround -- this zoning map
24 indicates PD 04-0063. The modification is in purple. The
25 existing furniture store's at the corner. The future land use

1 is suburban mixed use six, which allows for the intensity and
2 density at this intersection of these commercial uses and it's
3 located in the urban service area.

4 So looking at the current use, the current use is
5 mostly undeveloped. All of the area's undeveloped with respect
6 to the major modification. The furniture store's at the corner.
7 To our north, we have a single-family with some open storage.
8 To -- immediately to our west is a large church campus and a CG
9 zoned parcel, which is for a thrift store or food pantry
10 associated with the church. Across College Avenue, there are
11 mixed use properties that are and contain residential and
12 commercial. And immediately to our east is a mobile home park
13 in use and also a taco stand, for lack of a better term.

14 This is the existing currently approved site plan. As
15 you can see, the -- the site was broken up into various parcels,
16 A, B, C and D. Parcel A is where the furniture store is
17 currently located. Parcel B, is on the back of the site.
18 The -- what we're proposing is to take Parcel B and basically
19 only have two parcels, an A and a B. We're consolidating all
20 the parcels into one new parcel. And in that in parcel, we are
21 proposing a plan that provides for a 40,000 square foot Goodwill
22 retail store. And the use is -- it's been changed in the staff
23 report to indicate it's shopper's goods and warehouse
24 distribution. Warehouse distribution is kind of misnomer. But
25 as you know, the -- the retail stores, they do have loading

1 docks on the back for product to come in and some donations to
2 go out. So that's what we're accounting for in the use
3 description.

4 So when we look at this major modification as I said,
5 we're consolidating B, C and D into one larger parcel B. In
6 consolidating this, we're only proposing a 40,000 square foot
7 retail shopper's goods, warehouse distribution use and this
8 encompasses over a 32,000 square foot, 32,500 square foot
9 reduction in the current entitlements approved in this property.
10 We've also included a restriction that in the 40,000 square
11 feet, no more than 20,000 square feet of that building would be
12 occupied by the retail store and no more than 25,000 square feet
13 in the warehouse distribution site. And that way it gives us
14 flexibility, but it's still 40,000 square feet total.

15 We will have a drop off donation lane on the east side
16 of the side of the building.

17 HEARING MASTER: Can I -- can I stop you one second?

18 MR. SMITH: Yes, ma'am.

19 HEARING MASTER: No more than 20,000, okay.

20 MR. SMITH: Yes. So it's 40,000 total --

21 HEARING MASTER: Okay.

22 MR. SMITH: -- but no -- they can't be made up of any
23 more than 20,000 retail or --

24 HEARING MASTER: All right.

25 MR. SMITH: -- or 25,000 warehouse distribution.

1 HEARING MASTER: I thought there was some fuzzy math.
2 But I understand what you're saying. Thank you.

3 MR. SMITH: No, ma'am. We had to -- we had to work on
4 that like three times to say it right. So the Goodwill store
5 will have a drop off drive-thru on the eastern side. It's not
6 really a drive-thru. It's just a drop off point. And it's
7 consistent with the SMU Future Land Use Category, which permits
8 nonresidential uses. And the reduction in square footage
9 actually goes to compatibility, which we'll be talking about
10 shortly.

11 So looking at the comprehensive plan, the FAR proposed
12 is less than the 0.25, allowed by the SMU-6. It is consistent
13 with the uses that you would typically find in an SMU-6 at
14 intersections in these -- in these arterial corridors. The
15 Ruskin Community Plan, it is -- covers the site. Goal 7 of the
16 Ruskin Community Plan established a strategy of commercial
17 development along College to discourage strip commercial. And
18 the property is commercial development that preexisted the
19 community plan. There's a policy in the community plan that we
20 discussed with the Planning Commission and I think it's
21 thoroughly discussed in their findings. But because of the
22 reduction in this and the preexisting nature of the pro --
23 approval and we're reducing the intensity of the retail, it's
24 not considered new retail. So therefore, we're otherwise
25 consistent with the Ruskin Community Plan.

1 Looking at compatibility, Parcel B has been situated
2 so that the actual building envelope is much further away from
3 the northern property boundary and the eastern property boundary
4 than the previously approved site plan. We've also placed a --
5 there will be a stormwater plus the buffer, plus the stormwater,
6 plus the parking area before you even get to the building. So
7 it provides for a lot more protection to the property owners to
8 the north and likewise, to the property on the east that we have
9 the 15-foot build -- 50-foot building setback. But effectively,
10 the building is going to -- is located on that site plan over
11 140, 150 feet from the eastern property boundary.

12 We're also proposing limited hours of operation.
13 And -- and be -- before I forget, we found a typo in the zoning
14 conditions that relate to the hours of operation. So in
15 condition 13B, it says outside warehouse distribution activities
16 such as truck arrivals, truck departures and loading and
17 unloading are restricted to Monday through Sunday between the
18 hours of 7:00 a.m. and six. That should be Monday through
19 Saturday. Because the next condition says no outdoor activity
20 related to loading dock is permitted at all on Sunday. So
21 the -- the hours of operation are correct. It's just that there
22 was an overlap in the language. And so, if we just if we change
23 Sunday in -- in B to Saturday, that will make all the conditions
24 consistent.

25 HEARING MASTER: Okay. So just to be clear.

1 Condition 13B should be restricting those activities to Monday
2 through Saturday?

3 MR. SMITH: Yes, ma'am.

4 HEARING MASTER: Okay. Thank you.

5 MR. SMITH: And so regarding compatibility, that is
6 one of the things that we're also concerned about to offer up to
7 make sure that any of the loading operations in the rear of the
8 building were during reasonable hours, would not be operations
9 through the total operations of the store. And those have been
10 placed in the conditions to ensure compatibility as well. The
11 project's reduced intensity of the building location, the
12 increased setbacks, the restricted hours, narrow uses results in
13 a less potential in -- a negative impact on the neighboring
14 properties.

15 There are no variations requested with this
16 application. The application maintains connectivity approved in
17 the original PD, as well as -- as providing connectivity and
18 cross access to the property to our east. There's no
19 connectivity proposed to the north since that's a residential
20 lot. And -- and should not have connect to -- connectivity to
21 this commercial activity. Also, when we look at the -- the
22 development overall, we have two existing points of access on
23 15th Street. And it's a two-lane collector roadway with
24 right-of-way of approximately 80 feet in width. The existing
25 access points on 15th Street don't meet the current minimum

1 spacing. They're already constructed, but they don't meet
2 current spacing. The county has confirmed an administrative
3 variance to Section 604.07 is not required because it's less
4 than 10 percent variation in that standard. Therefore, a formal
5 administrative variation is not required.

6 15th Street is a substandard road since it does not
7 meet the TS-7 standards. Administrative variance has been filed
8 and it's reflected in the zoning conditions and found approvable
9 by the county engineer.

10 This just shows where I red the -- the two existing
11 constructed access points in -- in green, generally the location
12 of the access point that would be serving the PD. The -- there
13 was only three access before. There's only three access points
14 now.

15 Transpor -- transportation infrastructure. Again,
16 FDOT is not requiring additional right-of-way or shared access
17 improvements along College, the existing access points exceed
18 the number of access points. The administrative variation has
19 been filed for that and has been found approvable. Park transit
20 services site from 15th Street SE. And the analysis provided by
21 transportation engineer demonstrates that the application
22 reduces the approved trip generation of the PD, which one would
23 expect when you're reducing over 30,000 square feet in -- in the
24 entitlements onsite.

25 In conclusion, Hillsborough County staff has

Zoning Hearing Master Hearing
August 19, 2024

1 recommended approval with conditions. Planning Commission has
2 found it consistent with the comprehensive plan. And we
3 respectfully request your recommendation to the Board of
4 approval for this project.

5 We're here to answer any questions. The applicant
6 represented is appear, as well as the consulting team.

7 HEARING MASTER: Okay. I've reviewed the file and I
8 understand your request. And I have no -- no more questions.
9 Thank you.

10 MR. BALL: Good evening. Sam ball with
11 Hillsborough County Development Services.

12 The -- a revised report will be -- will address that
13 type of -- for the hours of operation.

14 The -- the applicant is requesting major modification
15 to PD 04-0063, which would reconfigure the general development
16 plan and reduce the overall entitlements from 94,500 square feet
17 to 62,000 square feet. The property is located approximately
18 1.25 miles east of US 41 at the northwest corner of East College
19 Avenue and 15th Street southeast intersection. The property
20 covers 6.23 acres and its currently used as a plant nursery. An
21 additional 2.21 acre portion of the PD is developed with a
22 22,000 square feet of retail use. And that -- that part is not
23 being modified with this application.

24 The property is located in the Ruskin Community Plan
25 area, at the primary uses in the area -- in the immediate

1 vicinity includes single-family and multifamily residential,
2 retail, a church with childcare facility and several large
3 properties in the area are undeveloped.

4 If this application is approved, Parcels B, C and D
5 would be consolidated into B as a single parcel, which would
6 allow for up to 40,000 square feet of warehouse and distribution
7 and retail shopper uses, which would be a 34 percent reduction
8 in the overall entitlements and a 0.17 FAR. The -- the approval
9 would require -- would restrict the hours of operation for the
10 retail shoppers, goods and -- and inside warehouse uses from
11 8:00 a.m. to 10:00 p.m. Monday through Saturday and 9:00 a.m. to
12 9:00 p.m. on Sundays. The applicant already discussed the --
13 the outside activity hours of operations.

14 The building structures would restrict it to the
15 building envelopes that are shown on the general development
16 plan, which would require them to be constructed at least
17 170 feet from the residential property to the north and at least
18 100 feet from the residential property to the east. A 20-foot
19 type A -- excuse me, type B landscape buffer would also be
20 required along the north and east boundaries.

21 If approved, the County -- County engineer will also
22 approve two administrative variances for substandard roadway
23 improvements to 15th Street SE and to waive the limitation on
24 the number of driveway permitted -- driveways permitted. The
25 applicant is not request any additional waivers or variations.

1 Based on the zoning and development pattern in the
2 area, the restricted hours to operation, the site plan
3 configuration in relation to the neighboring residential
4 properties, as well as having frontage along a portion of
5 College Avenue, there's a four-lane divided arterial 50 mile an
6 hour speed limit and a 34 percent reduction of the
7 nonresidential entitlements on site that abuts residential
8 side -- two residential sides.

9 Staff finds the proposed modification compatible and
10 approvable, subject to the conditions. And that concludes my
11 presentation. If you have any other questions.

12 HEARING MASTER: No questions for you. Thank you.

13 MR. BALL: Thank you.

14 HEARING MASTER: All right. Planning Commission.

15 MR. HEY: Good evening. David Hey again with your
16 Planning Commission staff.

17 The site is located within the suburban mixed use six,
18 Future Land Use Category. It falls within urban service area.
19 It is also located within the boundaries of the Ruskin and
20 SouthShore Areawide Systems Plan.

21 For the 6.22 acre site, there is a 0.25 floor area
22 ratio that allows a maximum consideration of -- of 67,735 square
23 feet. Also, neighborhood serving commercial uses are allowed to
24 be considered in that SMU-6 Future Land Use Category.
25 Therefore, the requested modification is consistent with -- with

1 development permitted in that SMU-6 Future Land Use category,
2 that meets Objective 8 and its associated policies.

3 The site does not meet commercial locational criteria
4 Per Future Land Use Element Policy 22.2, as the nearest qualify
5 intersection is located in College Avenue east, a four-lane
6 roadway and 15th Street SE, a two-lane roadway, which is
7 approximately 315 feet away. A request to waive the CLC
8 criteria per -- per FLUE Policy 22.8 has been submitted. The
9 major modification as filed, has stated -- has stated, which
10 brings the approved development into greater compliance with
11 plans and policies adopted after its approval.

12 Planning Commission staff supports the CLC waiver
13 request because the applicant is proposing increased setbacks to
14 the north and east to mitigate negative impacts of the proposed
15 use. The proposed modification reduces the intensity of uses
16 and the amount of square footage previously approved.

17 Planning Commission staff recommends that the Board of
18 County Commissioners approve the commercial locational criteria
19 waiver. The Ruskin Community Plan desires to locate commercial
20 office and residential uses from the intersection of 21st Street
21 and College Avenue to the eastern boundary of the community plan
22 area. And the proposed general business warehouse and
23 distribution uses are not within this area. The Ruskin
24 Community Plan also promotes commercial development at a scale
25 and design that reflects the character of the community. It is

1 important to note that the existing PD was approved prior to the
2 adoption of the Ruskin Community Plan. Proposed major
3 modification is requesting to modify the PD to allow for fewer
4 entitlements that were previously approved for, thereby creating
5 a less intense and more compatible use in this area.

6 Overall, staff finds the proposed major modifications
7 compatible with the existing development pattern found within
8 the surrounding area and -- and it supports the vision of the
9 Ruskin Community Plan in the SouthShore Areawide Systems Plan.
10 The proposed plan development would allow for a development that
11 is consistent with the goals, objectives and policies of the
12 Future Land Use Element of the Unincorporated Hillsborough
13 County Comprehensive Plan.

14 So based on those considerations and the goals,
15 objectives and policies contained within the submitted
16 Planning Commission staff report, the staff does find the
17 proposed plan development consistent with the Unincorporated
18 Hillsborough County Comprehensive Plan subject to any conditions
19 proposed by the Development Services Department. Thank you.

20 HEARING MASTER: All right. Thank you. Okay. Is
21 there anyone here or online who wishes to speak in support of
22 this application? All right, I do not hear anyone.

23 Is there anyone here or online who wishes to speak in
24 opposition to this application? All right, I do not hear
25 anyone.

Zoning Hearing Master Hearing
August 19, 2024

1 Development Services, anything further?

2 MS. HEINRICH: No, ma'am.

3 HEARING MASTER: Okay. And applicant, anything

4 further? Nothing further. Okay.

5 That closes the hearing on Major Modification 24-0674.

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HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

-----X
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Monday, July 22, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 9:32 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

1 to be heard and is being continued to the August 16, 2024 ZHM
2 Hearing.

3 Item A.11, Major Mod 24-0674. This application is out
4 of order to be heard and is being continued to the August 19,
5 2024 ZHM Hearing.

6 Item A.12, Major Mod 24-0675. This application is out
7 of order to be heard and is being continued to the August 19,
8 2024 ZHM Hearing.

9 Item A.13, Major Mod 24-0677. This application is
10 being continued by the applicant to the August 19, 2024 ZHM
11 Hearing.

12 Item A.14, PD 24-0679. This application is out of
13 order to be heard and is being continued to the August 19, 2024
14 ZHM hearing.

15 Item A.15, PD 24-0697. This application is out of
16 order to be heard and is being continued to the August 19, 2024
17 ZHM Hearing.

18 Item A.16, Standard Rezoning 24-0725. This
19 application is -- this application is being continued by the
20 applicant to the August 19, 2024 ZHM Hearing.

21 Item A.17, Standard Rezoning 24-0732. This
22 application has been withdrawn by the applicant from the hearing
23 process.

24 Item A.18, Standard Rezoning 24-0862. This
25 application is out of order to be heard and is being continued

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 8/19/24 6:00pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ-SD 24-0871</u>	PLEASE PRINT NAME <u>Jessica Kowal (Landis Evans + Partners)</u> MAILING ADDRESS <u>3810 Northdale Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>336042</u> PHONE <u>813.949.7449</u>
APPLICATION # <u>RZ 24-0725</u>	PLEASE PRINT NAME <u>RYAN MANASSA</u> MAILING ADDRESS <u>400 N. ASHLEY DR. STE 310</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>225-250</u>
APPLICATION # <u>RZ 24-0862</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #491</u> CITY <u>T. Idas</u> STATE <u>TX</u> ZIP <u>77701</u> PHONE <u>707-804-1760</u>
APPLICATION # <u>RZ 24-0862</u>	PLEASE PRINT NAME <u>Linnelle Creech</u> MAILING ADDRESS <u>11222 US 90</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813.760.4488</u>
APPLICATION # <u>RZ 24-0918</u>	PLEASE PRINT NAME <u>Brian Aungst (Brian Aungst)</u> MAILING ADDRESS <u>625 Court St, Suite 200</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33756</u> PHONE <u>727.444-0903</u>
APPLICATION # <u>RZ 24-0918</u>	PLEASE PRINT NAME <u>Susan Harris</u> MAILING ADDRESS <u>1818 W. BLAUSS Ave</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-629-3733</u>

DATE/TIME: 8/19/24 6:00 pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0238</u>	PLEASE PRINT NAME <u>J.D. ALSABBAGH</u> MAILING ADDRESS <u>8370 W. HILKBOROUGH AVE #205</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813 889 0700</u>
APPLICATION # <u>RZ</u> <u>24-0579</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 331-0976</u>
APPLICATION # <u>mm</u> <u>24-0674</u>	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E. Jackson St. Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION # <u>RZ</u> <u>24-0697</u>	PLEASE PRINT NAME <u>Kamala Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 2700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227 8421</u>
APPLICATION # <u>RZ</u> <u>24-0697</u>	PLEASE PRINT NAME <u>Steve Hanin</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 789 0037</u>
APPLICATION # <u>RZ</u> <u>24-0697</u>	PLEASE PRINT NAME <u>Steve Luce</u> MAILING ADDRESS <u>111 S. ARMENIA</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813-767-5763</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 3DATE/TIME: 8/19/04 6:00pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm</u> <u>24-0784</u>	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson St. Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813 222-5010</u>
APPLICATION # <u>mm</u> <u>24-0796</u>	PLEASE PRINT NAME <u>Brice Pinson, Halff</u> MAILING ADDRESS <u>1000 N Ashley Dr. Ste 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620-4500</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

DATE: 8/19/2024

PAGE: 1 of 1

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AUGUST 19, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 19, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Senior Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS - **None**.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0725

▶ Michelle Heinrich, DS, called RZ 24-0725.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-0725.

C.2. RZ 24-0862

▶ Michelle Heinrich, DS, called RZ 24-0862.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-0862.

C.3. RZ 24-0877

▶ Michelle Heinrich, DS, called RZ 24-0877.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 24-0877.

TUESDAY, AUGUST 19, 2024

C.4. RZ 24-0918

- ▶ Michelle Heinrich, DS, called RZ 24-0918.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0918.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. RZ 24-0238

- ▶ Michelle Heinrich, DS, called RZ 24-0238.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0238.

D.2. RZ 24-0579

- ▶ Michelle Heinrich, DS, called RZ 24-0579.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0579.

D.3. MM 24-0674

- ▶ Michelle Heinrich, DS, called MM 24-0674.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 24-0674.

D.4. RZ 24-0697

- ▶ Michelle Heinrich, DS, called RZ 24-0697.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 24-0697.

D.5. MM 24-0784

- ▶ Michelle Heinrich, DS, called MM 24-0784.
- ▶ Testimony provided.

TUESDAY, AUGUST 19, 2024

▶ Pamela Jo Hatley, ZHM, closed MM 24-0784.

D.6. MM 24-0796

▶ Michelle Heinrich, DS, called MM 24-0796.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed MM 24-0796.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 8:56 p.m.

PD Modification Application: MM 24-0674

Zoning Hearing Master Date:

August 19, 2024

BOCC Land Use Meeting Date:

October 8, 2024



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Abacus Farms, LLC

FLU
Category: SMU-6 (Suburban Mixed Use – 6)

Service Area: Urban

Site Acreage: 6.23

Community
Plan Area: Ruskin

Overlay: None

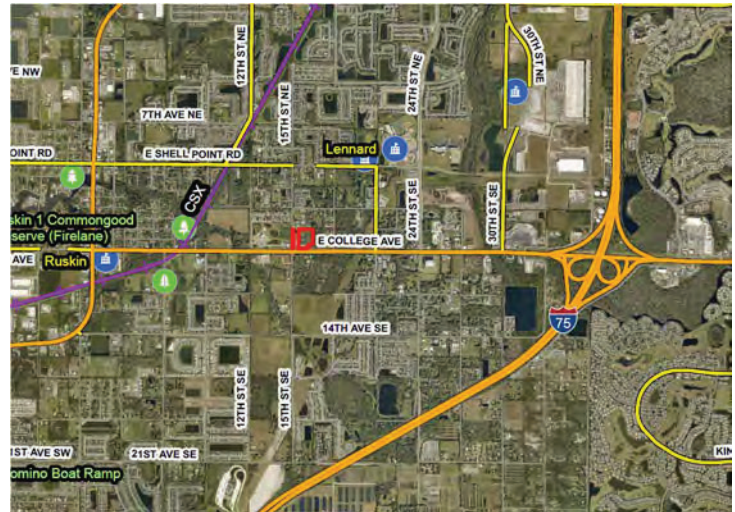
Application No. 24-0674

Name: Rosa Timoteo

Entered at Public Hearing: ZHM

Exhibit #1

Date: 8-19-2024



Introduction Summary

PD 04-0063 was approved in 2004 to allow the property located at the northwest corner of East College Avenue and 15th Street SE, approximately 1.25 miles east of S US 41, to be developed for CG, CN, and BPO uses with up to 94,500 square feet of gross floor area. The applicant is requesting a modification to combine Parcels B, C and D of the PD, to reconfigure the building envelop and access, change the allowable hours of operation, and allow for a retail, office, warehouse, and distribution uses. The majority of the subject property is currently used as a plant nursery. Parcel A is developed for 22,000 square feet of retail use and is not being modified.

Existing Approval(s)	Proposed Modification(s)
Parcel A: 22,000 SF furniture store	No change
Parcel B: 50,000 SF of office, warehouse, and CG uses	Combine Parcels B, C, and D to allow up to 40,000 SF of retail, warehouse, and distribution uses.
Parcel C: 15,000 SF of restricted CN uses	
Parcel D: 7,500 SF of BPO uses	

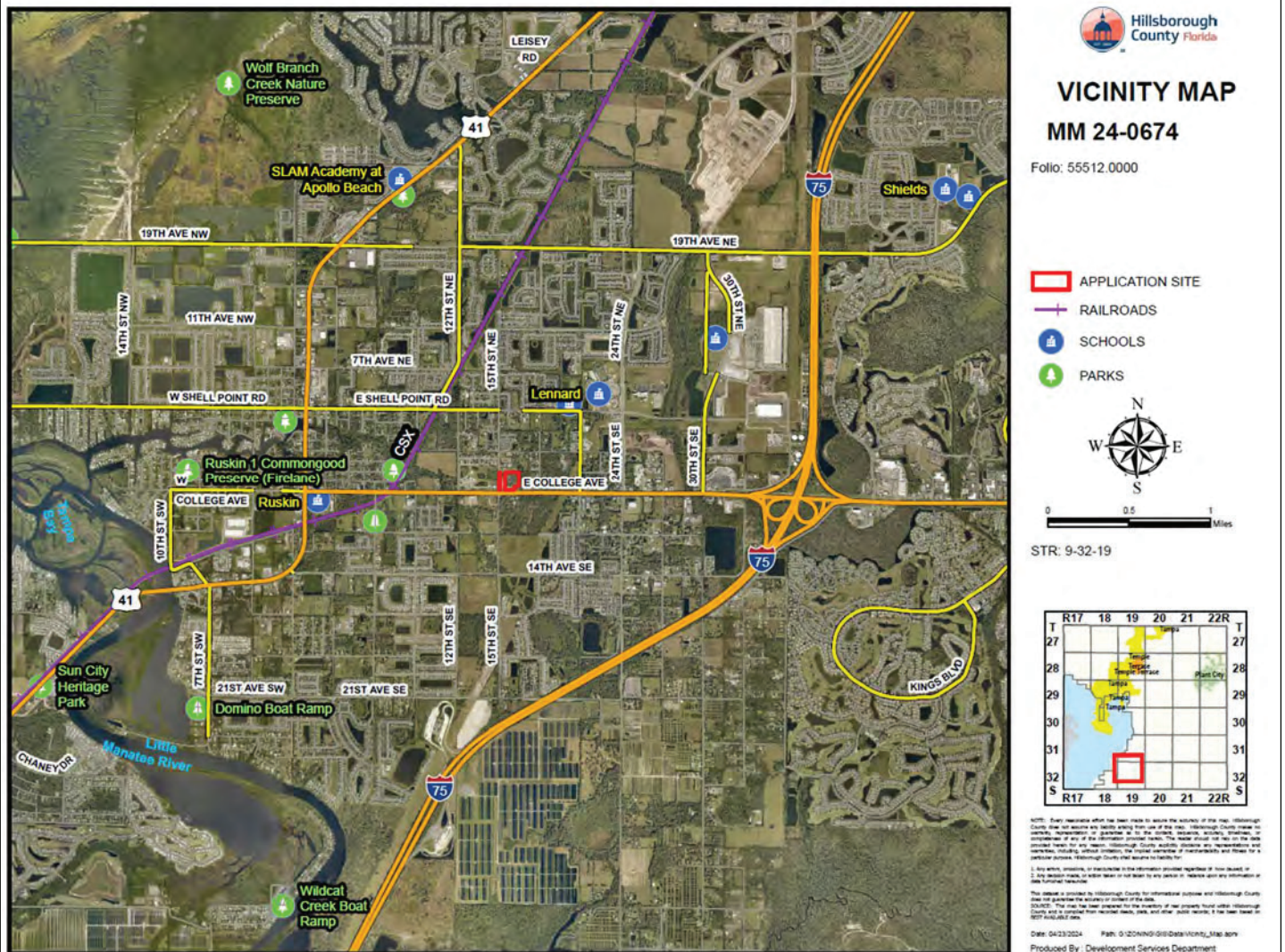
Additional Information

PD Variation(s)	None
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation Consistent	Development Services Recommendation Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

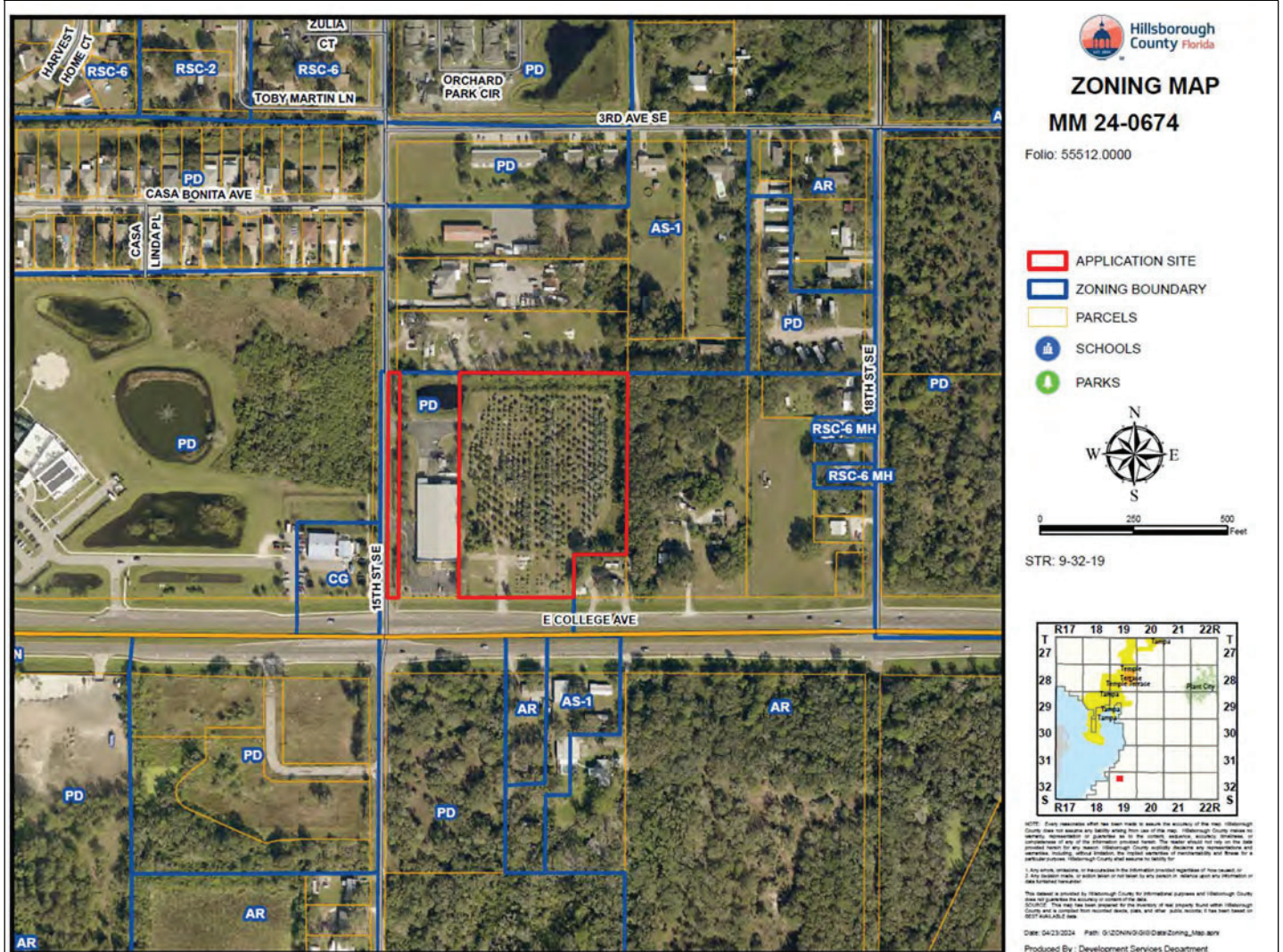


Context of Surrounding Area:

The subject property fronts the north side of a 206-foot-wide E College Avenue Right-of-Way and is located approximately halfway between S US Highway 41 and Interstate 75 in the Ruskin Community Plan Area. The primary uses in the immediate vicinity include single-family and multi-family residential, retail, and a church with a child care facility. Several large properties in the area are undeveloped.

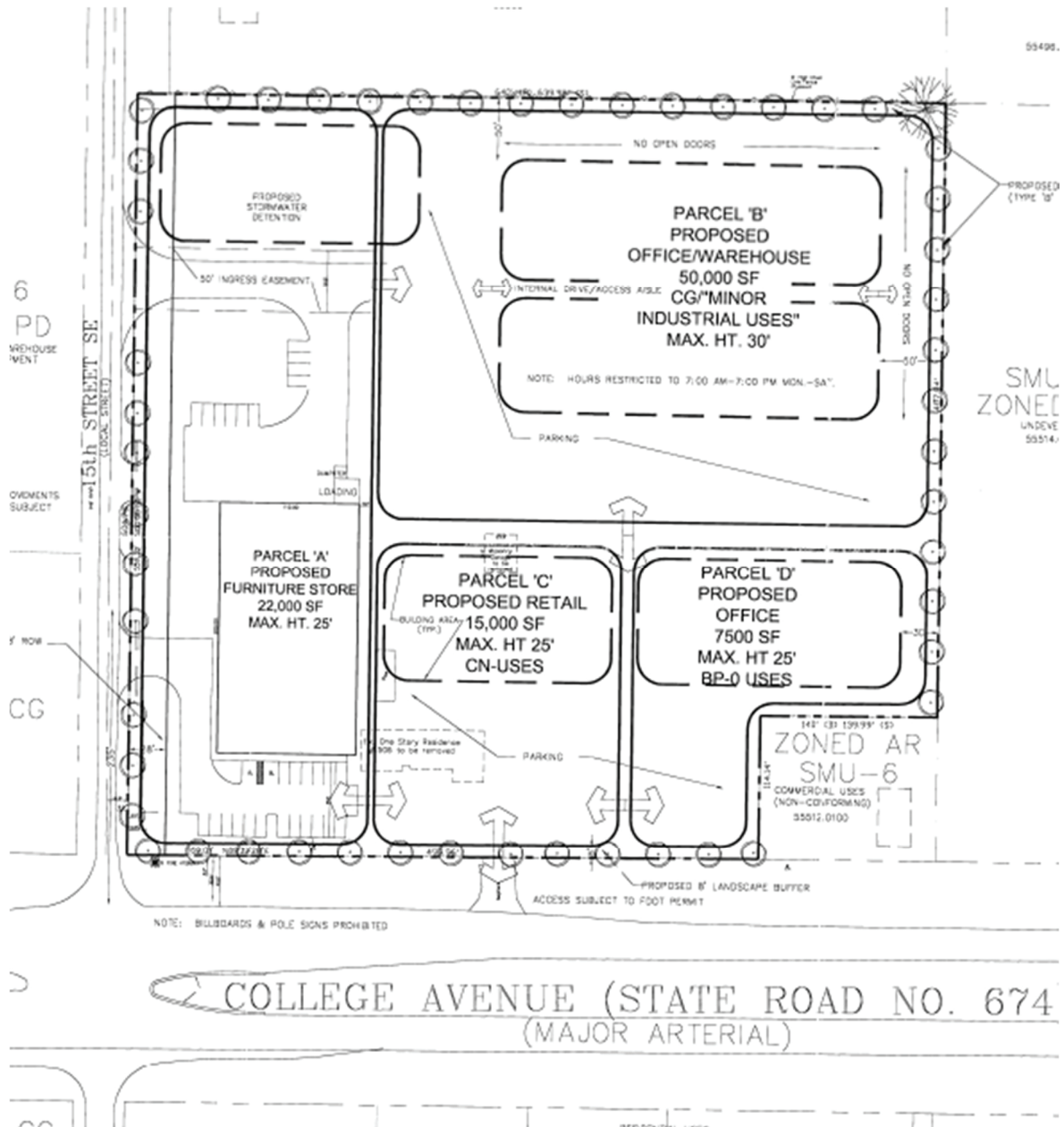
2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

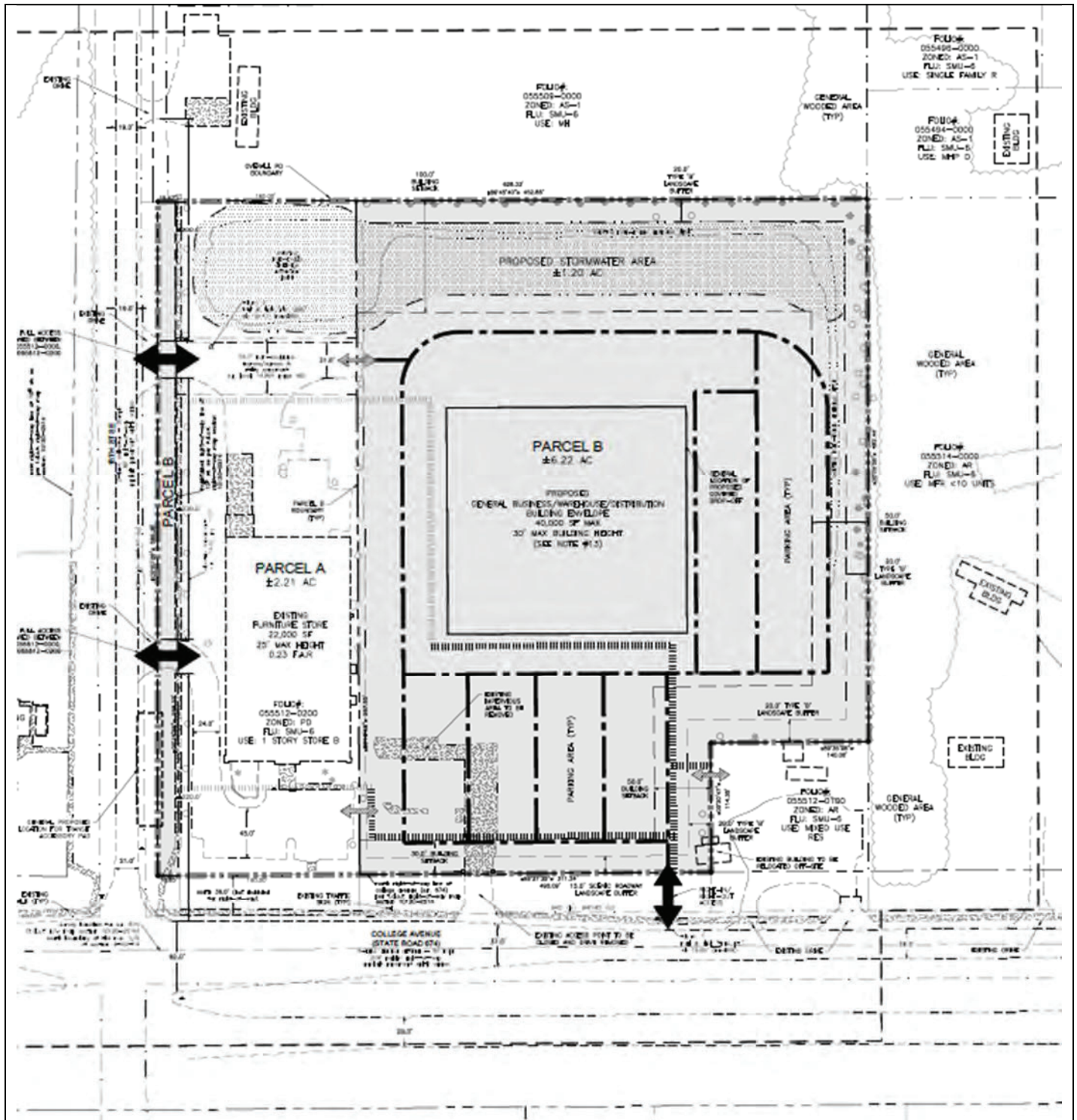


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning	Allowable Use	Existing Use
North	AS-1	1 DU per GA/FAR: NA	Agricultural and Single Family	Single Family
South	PD 07-0234	DU per GA: NA/FAR: 0.2	Medical Clinic, Pharmacy, Child Care	Vacant
	AR	1.0 DU per 5 GA/FAR: NA	Agricultural and Single Family	Single Family
	AS-1	1 DU per GA/FAR: NA	Agricultural and Single Family	Multi Family
East	AR	1.0 DU per 5 GA/FAR: NA	Agricultural and Single Family	Multi Family
	AR	1.0 DU per 5 GA/FAR: NA	Agricultural and Single Family	Mixed-Use, Residential
West	CG	DU per GA: NA/FAR: 0.27	Retail and Service	Retail
	PD 99-1383	19.3 DU per GA/FAR: 0.35	Church, School, Child Care, Multi Family	Church, Child Care

2.0 LAND USE MAP SET AND SUMMARY DATA**2.4 Approved Site Plan** (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)

2.5 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.2 for full site plan)



APPLICATION NUMBER: MM 24-0674**ZHM HEARING DATE:** AUGUST 19, 2024**BOCC LUM MEETING DATE:** OCTOBER 8, 2024**CASE REVIEWER:** SAM BALL**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
E. College Ave.	FDOT Arterial - Rural	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
15 th St. SE	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,274	133	374
Proposed	1,144	71	113
Difference (+/-)	(-)3,130	(-)62	(-)134

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	X	None	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
15 th St. SE/Substandard Roadway	Administrative Variance Requested	Approvable
Multiple/Number of Driveways	Administrative Variance Requested	Approvable

Notes:

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☒ Yes ☐ No	See report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental				
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Environmental Services	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____				
Public Facilities				
Transportation				
☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See report
Service Area/ Water & Wastewater				
☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board				
Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	☐ Yes ☐ No	☐ Yes ☐ No	☒ Yes ☐ No	
Impact/Mobility Fees: Urban Mobility, South Fire - Goodwill warehouse and store, estimated. Warehouse (Per 1,000 SF) Mobility: \$1,337 Fire: \$ 34				
Comprehensive Plan				
Planning Commission				
☐ Meets Locational Criteria ☐ N/A ☒ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☐ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☐ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the zoning and development pattern in the area, staff finds that the 34 % reduction in nonresidential entitlements, restricted hours and days of outdoor activities, the placement of structures 170 feet from the adjoining residential property to the north and 100 feet from the residential properties to the east that the proposed development plan is sensitive to the adjacent residential uses and compatible with the nonresidential properties in the area. Additionally, staff finds that the proposed use is appropriate for the subject property due to its frontage along College Avenue, a 4-lane divided arterial with a 50 MPH speed limit.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable subject to conditions.

6.0 PROPOSED CONDITIONS

Requirement for Certification:

1. Revise the Label "Proposed General Business/Warehouse/Distribution Building Envelope" to Proposed Retail (Shopper's Goods)/Warehouse/Distribution Building Envelope".
2. Revise the Label "General Proposed Location for Transit Accessory Pad" to "General Proposed Location for Transit Facilities – See Conditions of Approval".
3. Revise maximum FAR from 0.27 to 0.17.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 27, 2024.

1. The project shall be permitted a maximum of ~~94,500~~ 62,000 square feet of building area. The specific uses are as follows:
 - 1.1 Parcel A – 22,000 square feet for a furniture store.
 - 1.2 Parcel B – ~~50,000~~ 40,000 square feet for an office/warehouse (minor industry only), with the option for Commercial, General (CG) uses, excluding outdoor storage and major vehicle repair, Retail (Shopper's Goods), warehouse, and distribution uses such that no more than 20,000 square feet of Retail (Shopper's Goods) or 25,000 square feet of warehouse and distribution use shall be permitted within the 40,000 square footage. Drug stores, drinking establishments, and drive-through facilities shall not be permitted. The covered drop-off area noted on the site plan is permitted.
 - 1.3 Parcel C – 15,000 square feet for Commercial, Neighborhood (CN) uses, excluding fast food with drive-thru, gas stations, adult uses, liquor stores (a maximum 2,000 square foot sandwich shop/deli may be permitted).
 - 1.4 Parcel D – 7,500 square feet for Business Professional Office (BPO) uses.
 - 1.53 Parcels may be adjusted to accommodate stormwater and access issues during site development review.
2. The project shall be subject to the CG development standards, unless otherwise referenced herein.
 - 2.1 Parcel B – Minimum 50-foot building setback from northern and eastern property boundaries
Maximum height – 30 feet
No open doors/bays or loading docks shall face the northern or eastern property boundaries
Parcel A Maximum Height: 25 feet
 - 2.2 Parcels A, C, and D – Maximum height – 25 feet. Parcel B: Minimum 100 foot building setback from the north, 50-foot setback from the east, and 30-foot setback from the south property boundaries. Maximum height – 30 feet. No open doors/bays or loading docks shall face the eastern property boundary. Drop-off doors as noted on east ~~face~~ face of building are permitted.
3. Subject to Florida Department of Transportation (FDOT) approval, the development may be allowed one access point onto State Road (SR) 674. As a worse case, this access point may be restricted to right-in/right-out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97. The project shall be served by one (1) vehicular and pedestrian access connection to E. College Avenue and two vehicular and

pedestrian access connections to 15th Street SE, as shown on the PD site plan.

- ~~4. If required by a traffic analysis, and if warranted, at projects driveways, the developer shall construct a right turn lane (deceleration) on SR 674 and a right turn lane on 15th Street SE into the site. Left turn lanes into the site along 15th Street SE shall also be constructed. Vehicular and pedestrian cross access shall be provided to folio # 55512.0100.~~
- ~~5. If required by a traffic analysis, and if warranted, the developer shall construct/extend the left turn lanes for east to northbound traffic and for south to eastbound traffic at the intersection of SR 674/15th Street SE. Prior to or concurrent with the initial increment of development within the area of major modification 24-0674, the developer shall make the following site access improvement, subject to FDOT approval:~~
 - ~~a. Extend the westbound to northbound right turn lane on College Avenue at 15th Street SE to 350 feet;~~
 - ~~b. Extend the westbound to southbound left turn lane on College Avenue at 15th Street SE to 425 feet, and,~~
 - ~~c. Extend the eastbound to northbound left turn lane on College Avenue at 15th Street SE to 400 feet.~~
- ~~6. If required by a traffic analysis, and if warranted, the developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.~~
- ~~76. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns on SR 674 at each median cut adjacent (east/west of the site) to the project where a U-turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of storage needed to serve development traffic. The design and construction of these U-turn lanes shall be subject to FDOT approval.~~
- ~~87. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-0063), whichever comes first, up to 48 feet of right-of-way from the existing center line of right-of-way on 15th Street SE, to accommodate for the right-of-way as needed for a two lane collector. This shall be up to 28 feet from the existing right-of-way.~~
8. If MM 24-0674 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 2, 2024), and which was found approvable by the County Engineer (on August 5, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L. Approval of this Administrative Variance will waive the substandard roadway improvements on 15th Street SE in association with the proposed development.
9. If MM 24-0674 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 2, 2024), and which was found approvable by the County Engineer (on August 5, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.I. Approval of this

Administrative Variance will waive the limitation on number of driveways permitted for the project.

- ~~10.~~ Prior to or concurrent with the initial increment of development within area of major modification 24-0674, the developer shall provide a transit accessory pad including: shelter, seating, trash receptacle, and bicycle rack on 15th Street SE, in the area identified on the PD site plan, consistent with LDC, Sec. 6.03.09.C.3.a. Additionally, the developer shall construct an ADA compliant 5-foot sidewalk connection from the site to the transit accessory pad. Final location shall be determined at the time of site construction. If determined by the Hillsborough Area Regional Transit (HART) staff that the public transit facilities are not needed for the project, either in whole or in part, County staff may waive the public transit facilities requirement.
- ~~11.~~ Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- ~~912.~~ Outdoor lighting shall be full-cutoff light fixtures.
- ~~1013.~~ Parcel B hours of operation: are restricted to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No operation on Sundays or Holidays.
- a. Retail (Shopper's Goods) and inside warehouse/distribution uses are restricted to 8:00 a.m. to 10:00 p.m. Monday through Saturday and 9:00 a.m. to 9:00 p.m. on Sundays.
- b. Outside warehouse/distribution activities, such as truck arrivals, truck departures, loading, and unloading are restricted to Monday through Sunday between 7:00 a.m. and 6:00 p.m.
- c. Outside warehouse/distribution activities, such as truck arrivals, truck departures, loading, and unloading are prohibited on Sundays.
- ~~1114.~~ Prohibited uses shall include billboards and pole signs.
- ~~1215.~~ Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- ~~1316.~~ Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
- ~~17.~~ The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- ~~18.~~ Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- ~~19.~~ Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- ~~1420.~~ If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land

Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

~~1521.~~ The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

~~16.~~ Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

~~1722.~~ Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

~~23.~~ In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/08/2024

Revised: 08/12/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin/South

PETITION NO: MM 24-0674

☐

This agency has no comments.

☐

This agency has no objection.

☒

This agency has no objection, subject to listed or attached conditions.

☐

This agency objects, based on the listed or attached conditions.

NEW AND REVISED CONDITIONS OF APPROVAL

Revised Conditions

- 1.2 Parcel B – 40,000 square feet for Retail Shopper's Goods, warehouse, and distribution use such that no more than 20,000 square feet of general business or 25,000 square feet of warehouse and distribution use shall be permitted within the 40,000 square footage. Drug stores, drinking establishments, and drive-thru facilities shall be not be permitted.
3. Subject to Florida Department of Transportation (FDOT) approval, the development may be allowed one access point onto State Road (SR) 674. As a worse case, this access point may be restricted to right in/right out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97. The project shall be served by one (1) vehicular and pedestrian access connection to E. College Ave. and two vehicular and pedestrian access connections to 15th St. SE, as shown on the PD site plan.
4. If required by a traffic analysis, and if warranted, at projects driveways, the developer shall construct a right turn lane (deceleration) on SR 674 and a right turn lane on 15th Street SE into the site. Left turn lanes into the site along 15th Street SE shall also be constructed. Vehicular and pedestrian cross access shall be provided to folio#55512.0100.
5. If required by a traffic analysis, and if warranted, the developer shall construct/extend the left turn lanes for east to northbound traffic and for south to eastbound traffic at the intersection of SR 674/15th Street SE. Prior to or concurrent with the initial increment of development within area of major modification 24-0674, the developer shall make the following site access improvements, subject to FDOT approval:
 - Extend the westbound to northbound right turn lane on College Ave. at 15th St. SE to 350 feet.

- Extend the westbound to southbound left turn lane on College Ave. at 15 St. SE to 425 feet, and
 - Extend the eastbound to northbound left turn lane on College Ave. at 15 St. SE to 400 feet.
6. ~~If required by a traffic analysis, and if warranted, the developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that a adequate right of way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.~~
[Staff recommends deletion of this condition. By its nature, a PD is a site plan-controlled zoning district and the applicant's transportation analysis indicates where auxiliary turn lanes are anticipated.]

New Conditions

- If MM 24-0674 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 2, 2024), and which was found approvable by the County Engineer (on August 5, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L. Approval of this Administrative Variance will waive the substandard roadway improvements on 15th St. SE in association with the proposed development.
- If MM 24-0674 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated August 2, 2024), and which was found approvable by the County Engineer (on August 5, 2024) to waive the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.I. Approval of this Administrative Variance will waive the limitation on number of driveways permitted for the project.
- Prior to or concurrent with the initial increment of development within area of major modification 24-0674, the developer shall provide a transit accessory pad including: shelter, seating, trash receptacle, and bicycle rack ~~on 15th Street SE, in the area identified on the PD site plan,~~ consistent with LDC, Sec. 6.03.09.C.3.a. Additionally, the developer shall construct an ADA compliant 5-foot sidewalk connection from the site to the transit accessory pad. Final location shall be determined at the time of site construction. If determined by the Hillsborough Area Regional Transit (HART) staff that the public transit facilities are not needed for the project, either in whole or in part, County staff may waive the public transit facilities requirement.
- Notwithstanding anything herein or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Revise the Label “Proposed General Business/Warehouse/Distribution Building Envelope” to Proposed Retail Shopper’s Goods/Warehouse/Distribution Building Envelope”.
 - Revise the Label “General Proposed Location for Transit Accessory Pad” to “General Proposed Location for Transit Facilities – See Conditions of Approval”.

PROJECT OVERVIEW & ANALYSIS

The applicant is requesting a Major Modification (MM) to previously approved Planned Development (PD) 04-0063, consisting of two parcels totaling +/- 8.43 ac. The area of modification is approximately 6.22 ac. and has approval for 50,000 s.f. of Commercial General (CG) uses, 15,000 s.f. of Commercial Neighborhood (CN) uses, and 7,500 s.f. of Business Professional Office (BPO) uses. The applicant is seeking this MM to replace the existing entitlements with a mix of 40,000 s.f. of “general business” and warehouse/distribution uses with Commercial General (CG) standards. The future land use designation is Suburban Mixed Use 6 (SMU-6).

Staff finds that the requested “General Business” use is not a clearly defined use in the County Land Development Code (LDC) and may potentially include other uses not contemplated for this application such as office uses, eating and drinking establishments, and drive thru uses. As such, staff is recommending a condition to establish the proposed use as Retail Shopper’s Goods, as defined in the County LDC, with the exclusion of drug stores, drinking establishments, and drive-thru facilities.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a transportation analysis for the subject property. Staff has prepared a comparison of the trips generated by development under the existing and proposed zoning designations, generally consistent with the applicant’s analysis and based upon a generalized worst-case scenario. Information shown was developed using data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning (MM Area Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 50,000 s.f. Shopping Plaza (ITE LUC 821)	3,376	87	259
PD, 15,000 s.f. Strip Retail (ITE LUC 822)	817	35	104
PD, 7,500 sf General Office (ITE LUC 710)	81	11	11
Subtotal:	4,274	133	374
<i>Less Internal Capture:</i>	<i>Unavailable</i>	<i>0</i>	<i>4</i>
<i>Less Pass-By Trips:</i>	<i>Unavailable</i>	<i>0</i>	<i>123</i>
Net External Trips:	4,274	133	247

Proposed Modification (MM Area Only):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 20,000 sf Retail Plaza (ITE LUC 630)	1,074	45	128
PD, 20,000 sf Warehouse (ITE LUC 710)	70	26	29
Subtotal:	1,144	71	157
<i>Less Internal Capture:</i>	<i>Unavailable</i>	<i>0</i>	<i>0</i>
<i>Less Pass-By Trips:</i>	<i>Unavailable</i>	<i>0</i>	<i>44</i>
Net External Trips:	1,144	71	113

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 3,130	(-) 62	(-) 134

The proposed modification will result in a decrease in maximum potential trip generation by (-)3,130 daily trips, (-)62 am peak hour trips, and (-)134 pm peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

15th St. SE is a 2-lane, undivided, substandard, county collector roadway. Along the project's frontage, the roadway sits within a variable width right-of-way (between +/- 43 and +/- 50 feet in width) according to the County's Right-of-Way Inventory, however, the applicant provided a survey demonstrating +/- 80 feet of right of way including a portion that is designated as County maintained, but not yet dedicated. In the vicinity of the project the roadway 60-foot wide right-of-way. The roadway is characterized by +/- 20 feet of pavement in average condition. There are no bicycle facilities along 15th St. SE in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks on both sides of the 15th St. SE along the project frontage.

E. College Ave. is a 4-lane, divided, arterial roadway owned and maintained by the Florida Department of Transportation (FDOT). Along the project's frontage, the roadway sits within a +/- 210-foot wide right-of-way and is characterized by +/- 12-foot wide travel lanes in average condition. There are +/- 4 and 5-foot wide bicycle facilities (on paved shoulders) along E. College Ave. in the vicinity of the proposed project. There are +/- 5-foot wide sidewalks along both sides of E. College Ave. in the vicinity of the proposed project.

The segment of E. College Ave. onto which the project has frontage is shown on the Hillsborough County Corridor Preservation Plan as a future 6-lane roadway; however, there is sufficient existing right-of-way to accommodate the future roadway expansion. As such, no right-of-way preservation is required.

SITE ACCESS AND CONNECTIVITY

The entire PD has one existing access connection to College Ave. and two (2) existing access connections to 15th St SE. The applicant is proposing to relocate the access to E. College Ave. further to the east and maintain the accesses to 15th St. SE. Vehicular and pedestrian cross access is proposed to the east (folio#55512.0100) consistent with the requirements of LDC, Sec. 6.04.03. Q.

The applicant's transportation analysis indicates that anticipated traffic warrants turn lane improvements at the intersection of College Ave. and 15th St. SE. As such the developer shall be required, subject to FDOT approval, to extend the westbound to northbound right turn lane on College Ave. at 15th St. SE to 350 feet, extend the westbound to southbound left turn lane on College Ave. at 15 St. SE to 425 feet, and extend the eastbound to northbound left turn lane on College Ave. at 15 St. SE to 400 feet.

Pursuant to LDC, Sec. 6.03.09.C.3.a. Public Transit Facilities, the project meets the threshold at which it is required to provide a transit accessory pad including: shelter, seating, trash receptacle, and bicycle rack. The PD site plan show a general area where the developer will construct the required public transit facilities on 15th St. SE in coordination with existing HART transit services operating on said roadway. Notwithstanding anything shown on the PD site plan, if HART determines at the time of site construction that the transit facilities would be better suited in another location along the project frontage or in the general vicinity, the transit facilities can be relocated. Additionally, HART may determine at the time of site construction that the facilities are not needed. Staff is recommending a condition of approval to memorialize this requirement in the PD zoning.

REQUESTED ADMINISTRATIVE VARIANCE – 15TH ST. SE SUBSTANDARD ROAD

As 15th St. SE is a substandard collector roadway, the applicant's EOR submitted (on August 2, 2024) a Section 6.04.02.B. Administrative Variance request for 15th St. SE requesting relief from the Section 6.04.03.L requirement to improve 15th St SE, between E. College Ave. and the project access, to current County standards for a Type TS-7, Collector Roadway Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On August 5, 2024 the County Engineer found the variance approvable. As such, no improvements to that portion of 15th St. SE would be required.

REQUESTED ADMINISTRATIVE VARIANCE – NUMBER OF ACCESS CONNECTIONS

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated August 12, 2024) from the Section 6.04.03.I. LDC requirement, governing number of driveways which may be permitted. Based upon the functional classification of adjacent roadways, the LDC requires (and permits) only one (1) access connection for the subject PD. The applicant is proposing three (3) access connections to serve the proposed project. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on August 5, 2024. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for an adjacent roadway segment is provided below; however, because 15st St. SE is not a regulated roadway it was not included within the LOS Report. As such LOS information cannot be provided for that facility.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
College Ave. (SR 674)	US 41	I-75	D	C

Source: Hillsborough County 2020 Level of Service Report.

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Monday, August 5, 2024 10:42 AM
To: Steven Henry [shenry@lincks.com]
CC: David Smith [DSmith@stearnsweaver.com]; Carol Walden [cwalden@stearnsweaver.com]; Ball, Fred (Sam) [BallF@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RE MM 24-0674 - Administrative Variance Reviews
Attachments: 24-0674 AVAd 08-02-24_1.pdf; 24-0674 AVAd 08-02-24_2.pdf

Steve,

I have found the two attached Section 6.04.02.B. Administrative Variances (AV) for PD 24-0674 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Friday, August 2, 2024 6:31 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RE: RE MM 24-0674 - Administrative Variance Reviews

Hello Mike,

The attached AVs are approvable to me, please include the following people in your response email:

shenry@lincks.com

dsmith@stearnsweaver.com

cwalden@stearnsweaver.com

ballf@hcfl.gov

perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@hcfl.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	☒ Section 6.04.02.B. Administrative Variance ☐ Technical Manual Design Exception Request ☐ Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) ☐ Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)		
Submittal Type (check one)	☐ New Request	☒ Revised Request	☐ Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	☒ 1. AV - 15th Street ☐ 4. ☒ 2. AV - 15th Street - Substandard Road ☐ 5. ☐ 3. ☐ 6.		
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.			
Project Name/ Phase	1506 College Avenue		
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.			
Folio Number(s)	055512.0000		
	☐ Check This Box If There Are More Than Five Folio Numbers		
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").			
Name of Person Submitting Request	Steven J. Henry, P.E.		
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.			
Current Property Zoning Designation	PD 04-0063		
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.			
Pending Zoning Application Number	MM 24-0674		
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.			
Related Project Identification Number (Site/Subdivision Application Number)	N/A		
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".			



LINCKS & ASSOCIATES, LLC

August 2, 2024

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: 1506 College Avenue
MM 24-0674
Folio 055512.0000
Lincks Project Number: 24042

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, which requires improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road.

The developer proposes to modify the existing Planned Development (PD) (04-0663) for the project. The subject property is currently zoned PD to allow the following:

Parcel A – 22,000 Square Feet of Furniture Store (Existing)
Parcel B – 50,000 Square Feet of Office/Warehouse or Commercial General (CG) Uses
Parcel C – 15,000 Square Feet of Commercial Neighborhood (CN) Uses
Parcel D – 7,500 Square Feet of Business Professional Office (BPO) Uses

A copy of the existing PD plan and conditions are included in the Appendix of this letter.

The access to serve the project is proposed to be as follows:

- Two (2) existing full accesses to 15th Street
- One (1) proposed right-in/right-out access to College Avenue

The PD is proposed to be modified to consolidate Parcels B, C, and D into the following land uses:

- Retail – 20,000 Square Feet
- Warehouse – 20,000 Square Feet

Tables 1, 2, and 3 provide the trip generation comparison between the land uses within the approved PD and the proposed modification. As shown, the proposed PD modification would significantly reduce the project traffic.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Michael Williams
August 2, 2024
Page 2

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, 15th Street is a collector roadway.

The following provides a description of the segment of 15th Street from College Avenue to the existing northern access:

- The pavement is approximately 20 feet wide.
- There is sidewalk on the east side of the roadway from College Avenue to the northern property line.
- The existing right of way is approximately 50 feet.

The request is to waive the requirement to improve 15th Street (between the project access and College Avenue) to current County TS-7 standards, the standards for which are found within the Hillsborough County Transportation Technical Manual. The specific waivers are as follows:

1. Right of Way – TS-7 has 96 foot right of way. There is approximately 80 feet of right of way along 15th Street.
2. Lane Width – TS-7 has 12 foot lanes. The existing road has 10 foot lanes.
3. Shoulders – TS-7 has 8 foot shoulders with 5 feet paved. There are unpaved shoulders along the roadway.
4. Sidewalk – TS-7 has 5 foot sidewalk on both sides of the road. There are sidewalks along the subject property.

(a) there is an unreasonable burden on the applicant,

Improving the roadway to TS-7 standards would be an unreasonable burden on the applicant for the following reasons:

1. The access to 15th Street currently exists for the property.
2. The proposed modification is a significant reduction in project traffic.

(b) the variance would not be detrimental to the public health, safety and welfare,

The access to 15th Street currently exists for the project. The proposed modification would be a significant reduction in project traffic. Therefore, the proposed variance would not be detrimental to the public health, safety, and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

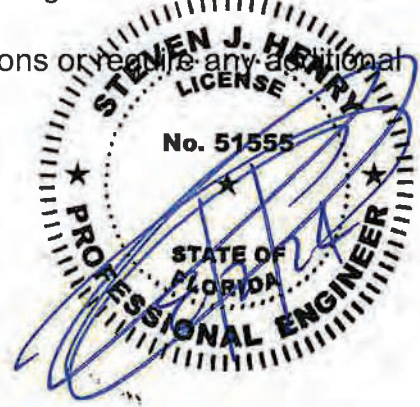
Mr. Michael Williams
August 2, 2024
Page 3

The access to 15th Street currently exists and serves the existing Furniture Store. The Developer of the subject parcel does not control the property and access to 15th Street. Therefore, the developer has no ability to eliminate the existing access to 15th Street.

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ **Disapproved**
_____ **Approved**
_____ **Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

Mr. Michael Williams
August 2, 2024
Page 4TABLE 1
DAILY TRIP GENERATION COMPARISON

Scenario	Parcel	Land Use	ITE LUC	Size	Daily Trip Ends (1)	Passerby Capture (2)	New Daily Trip Ends
Approved	B	Retail	821	50,000 SF	3,376	1,350	2,026
	C	Retail	822	15,000 SF	817	327	490
	D	Office	710	7,500 SF	81	0	81
				Sub-Total	4,274	1,677	2,597
Proposed	B, C & D	Retail	822	20,000 SF	1,089	436	653
	B, C & D	Warehouse	150	20,000 SF	70	0	70
				Sub-Total	1,159	436	723
				Difference	3,115	1,241	1,874

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.(2) Source: ITE Trip Generation Manual, 11th Edition.

• Passerby Trip Ends:

• Retail - 40%

 $(50,000 \text{ SF}) - 3,376 \times 0.40 = 1,350$ $(15,000 \text{ SF}) - 817 \times 0.40 = 327$ $(20,000 \text{ SF}) - 1,089 \times 0.40 = 436$

• Passerby trip should not exceed 10% of adjacent roadway traffic.

 $23,356 (a) \times 0.10 = 2,336 > 436$ (a) Based on PM peak hour background traffic at the intersection of SR 674 and 15th Street and $K = 0.09$.

Mr. Michael Williams
August 2, 2024
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TABLE 2

AM PEAK HOUR
PROJECT TRAFFIC COMPARISON

Scenario	Parcel	Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1)			Passerby Capture (2)			New External AM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total	In	Out	Total
Approved	B	Retail	821	50,000 SF	54	33	87	22	13	35	32	20	52
	C	Retail	822	15,000 SF	21	14	35	8	6	14	13	8	21
	D	Office	710	7,500 SF	10	1	11	0	0	0	10	1	11
				Sub-Total	85	48	133	30	19	49	55	29	84
Proposed	B, C & D	Retail	822	20,000 SF	28	19	47	11	8	19	17	11	28
	B, C & D	Warehouse	150	20,000 SF	20	6	26	0	0	0	20	6	26
				Sub-Total	48	25	73	11	8	19	37	17	54
				Difference	37	23	60	19	11	30	18	12	30

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

(2) Source: ITE Trip Generation Manual, 11th Edition.

• Passerby Trips Ends:

• Retail - 40%

(50,000 SF)

In - $54 \times 0.40 = 22$

Out - $33 \times 0.40 = 13$

(15,000 SF)

In - $21 \times 0.40 = 8$

Out - $14 \times 0.40 = 6$

(20,000 SF)

In - $28 \times 0.40 = 11$

Out - $19 \times 0.40 = 8$

• Passerby trips should not exceed 10% of the adjacent roadway traffic.

$2,123(a) \times 0.10 = 212 > 19$

(a) Based on AM peak hour background traffic at the intersection of SR 674 and 15th Street.

Mr. Michael Williams
August 2, 2024
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TABLE 3

PM PEAK HOUR
PROJECT TRAFFIC COMPARISON

Scenario	Parcel	Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Passerby Capture (2)			New External PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total	In	Out	Total
Approved	B	Retail	821	50,000 SF	127	133	260	51	53	104	76	80	156
	C	Retail	822	15,000 SF	52	52	104	21	21	42	31	31	62
	D	Office	710	7,500 SF	2	9	11	0	0	0	2	9	11
Proposed				Sub-Total	181	194	375	72	74	146	109	120	229
	B, C & D	Retail	822	20,000 SF	64	63	127	26	25	51	38	38	76
	B, C & D	Warehouse	150	20,000 SF	8	21	29	0	0	0	8	21	29
				Sub-Total	72	84	156	26	25	51	46	59	105
				Difference	109	110	219	46	49	95	63	61	124

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.(2) Source: ITE Trip Generation Manual, 11th Edition.

• Passerby Trips Ends:

• Retail - 40%

(50,000 SF)

In - $127 \times 0.40 = 51$ Out - $133 \times 0.40 = 53$

(15,000 SF)

In - $52 \times 0.40 = 21$ Out - $52 \times 0.40 = 21$

(20,000 SF)

In - $64 \times 0.40 = 26$ Out - $63 \times 0.40 = 25$

• Passerby trips should not exceed 10% of the adjacent roadway traffic.

 $2,102 (a) \times 0.10 = 210 > 51$

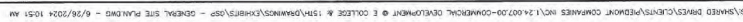
(a) Based on PM peak hour background traffic at the intersection of SR 674 and 15th Street.

APPENDIX



PROPOSED PD PLAN



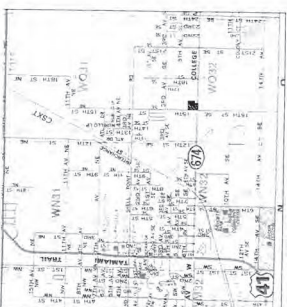


SURVEY



EXISITNG ZONING





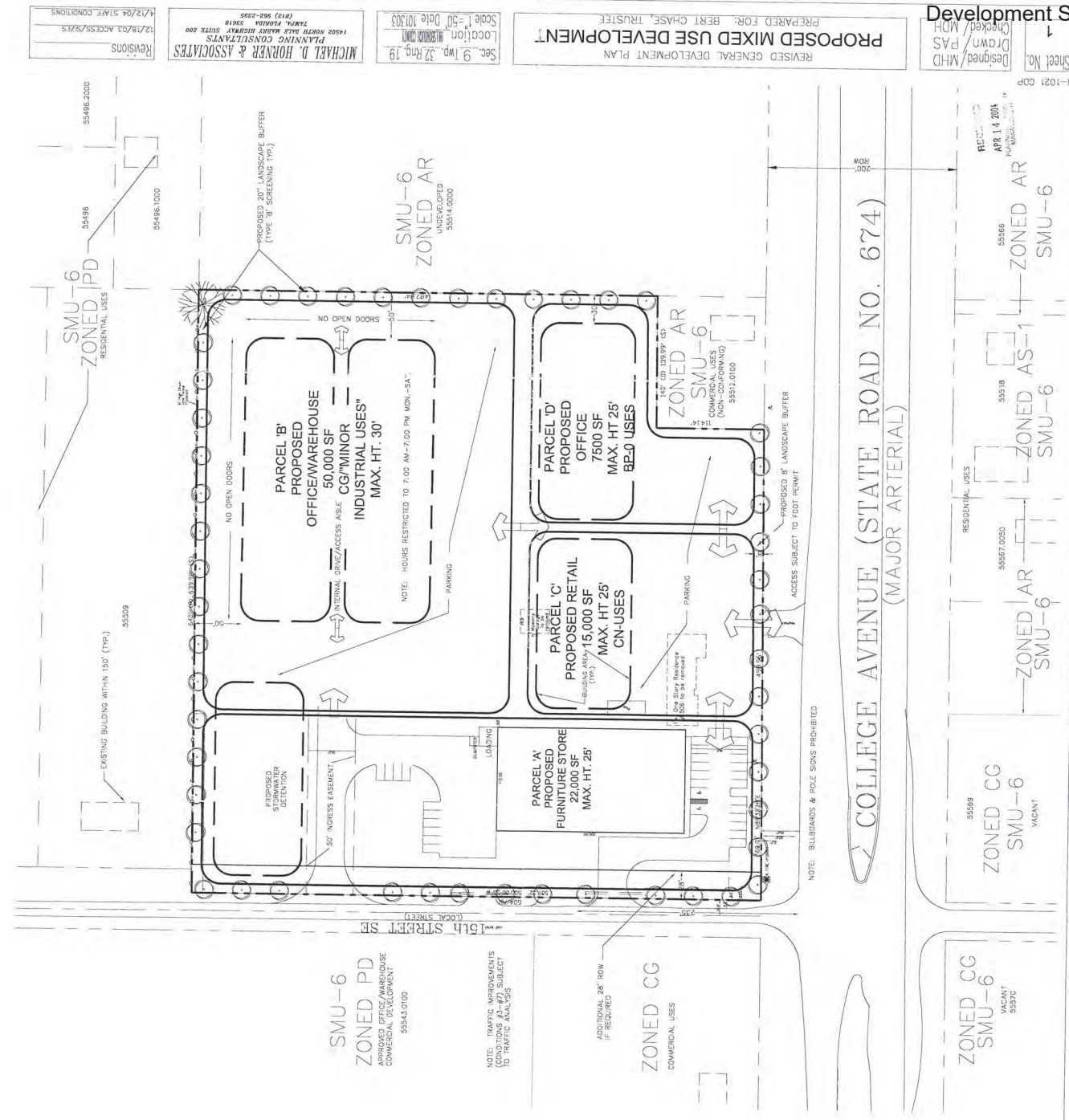
LOCATION MAP

LEGAL DESCRIPTION
Lot 285 of MAP OF RUSKIN COLONY FARM, according to map or plat thereof as recorded in Plat Book 5, Page 63 of the Public Records of Hillsborough County, Florida, less the East 140 feet thereof, less the South 150 feet thereof and less the South 35 feet for road.
Contains 370.145 square feet or 8.50 acres, more or less.

SITE DATA:

PARCEL SIZE: 8.5 AC mol
EXISTING ZONING: PD (Plan Devel.)
PLAN SECTOR: SMU-6
PROPOSED USES: Mixed Use
Furniture Store: 22,000 SF
Office- Warehouse: 50,000 SF
Retail: 15,000 SF
Office: 7,500 SF
PARKING: PER LDC PROVISIONS

PLANNING NOTES



Revisions
12/18/23 ACCESS/ST/23
12/18/23 STAFF CONDITIONS

MICHAEL D. HORNER & ASSOCIATES
PLANNING CONSULTANTS
1500 NORTH DADE BLVD. SUITE 200
MIAMI, FL 33136
(305) 582-2288

Location
Scale 1" = 50'
Date 10/30/23
Sec. 9 Imp. 32 Rpt. 19

PROPOSED MIXED USE DEVELOPMENT
PREPARED FOR: BERT CHASE, TRUSTEE
REVISED GENERAL DEVELOPMENT PLAN

Designed: MHD
Checked: MHD
Drawn: PAS
REC'D: APR 14 2024
FPA/ST/23/23



Sheet No. 04-0003
CE904-063



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

February 26, 2004

BOARD OF COUNTY COMMISSIONERS

Kathy Castor
Pat Frank
Ken Hagan
Jim Norman
Jan K. Platr
Thomas Scott
Ronda Stronms

Assistant County Administrators
Bernardo Garcia
Carl S. Harness

Michael D. Horner
14502 N Dale Mabry Hwy
Suite 200
Tampa FL 33618

RE: PETITION NO. RZ 04-0063 RU

Dear Mr. Horner:

At the regularly scheduled public meeting on February 24, 2004, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from CG and AR to PD, with the attached conditions.

The approval of a planned development rezoning requires the developer submit a revised General Site Plan reflecting all conditions, within 90 days of zoning approval. Failure to submit the site plans within the time period will place your rezoning in violation.

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to the Planning and Zoning Division, 20th floor of the County Center, 601 East Kennedy Boulevard. For information concerning the certification process, please contact Diane Gavitt at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

Attachments

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 18, 2003.

1. The project shall be permitted a maximum of 94,500 square feet of building area. The specific uses are as follows:
 - 1.1 Parcel A – 22,000 square feet for a furniture store,
 - 1.2 Parcel B – 50,000 square feet for an office/warehouse (minor industry only), with the option for Commercial, General (CG) uses, excluding outdoor storage and major vehicle repair,
 - 1.3 Parcel C – 15,000 square feet for Commercial, Neighborhood (CN) uses, excluding fast food with drive-thru, gas stations, adult uses, liquor stores (a maximum 2,000-square-foot sandwich shop/deli may be permitted),
 - 1.4 Parcel D – 7,500 square feet for Business Professional Office (BPO) uses.
 - 1.5 Parcels may be adjusted to accommodate stormwater and access issues during site development review.
2. The project shall be subject to the CG development standards, unless otherwise referenced herein.
 - 2.1 Parcel B – Minimum 50-foot building setback from northern and eastern property boundaries
Maximum height – 30 feet
No open doors/bays or loading docks shall face the northern or eastern property boundaries
 - 2.2 Parcels A, C, and D – Maximum height – 25 feet
3. Subject to Florida Department of Transportation (FDOT) approval, the development may be allowed one access point onto State Road (SR) 674. As a worse-case, this access point may be restricted to right-in/right-out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97.
4. If required by a traffic analysis, and if warranted, at projects driveways, the developer shall construct a right turn lane (deceleration) on SR 674 and a right turn lane on 15th Street SE into the site. Left turn lanes into the site along 15th Street SE shall also be constructed.
5. If required by a traffic analysis, and if warranted, the developer shall construct/extend the left turn lanes for east-to-northbound traffic and for south-to-eastbound traffic at the intersection of SR 674/15th Street SE.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

6. If required by a traffic analysis, and if warranted, the developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
7. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns on SR 674 at each median cut adjacent (east/west of the site) to the project where a U-turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of storage needed to serve development traffic. The design and construction of these U-turn lanes shall be subject to FDOT approval.
8. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-0063), whichever comes first, up to 48 feet of right-of-way from the existing center line of right-of-way on 15th Street SE, to accommodate for the right-of-way as needed for a two lane collector. This shall be up to 28 feet from the existing right-of-way.
9. Outdoor lighting shall be full-cutoff light fixtures.
10. Parcel B hours of operation are restricted to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No operation on Sundays or Holidays.
11. Prohibited uses shall include billboards and pole signs.
12. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
13. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

-
15. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
 16. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
 17. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



**HILLSBOROUGH COUNTY
ROADWAYS**
FUNCTIONAL CLASSIFICATION
Infrastructure & Development Services



Legend

Functional Classifications

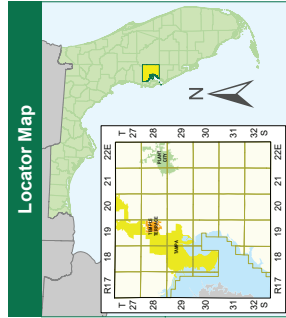
Authority/Classification

- State, Principal Arterial
- State, Arterial
- Hillsborough, Arterial
- Hillsborough, Collector
- Urban Service Area Boundary
- City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

- PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
- PART 3.03.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
- PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
- PART 6.07.00 FENCES AND WALLS
- PART 12.01.00 DEFINITIONS
- OTHER PARTS OF THE LDC NOT LISTED ABOVE

In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.

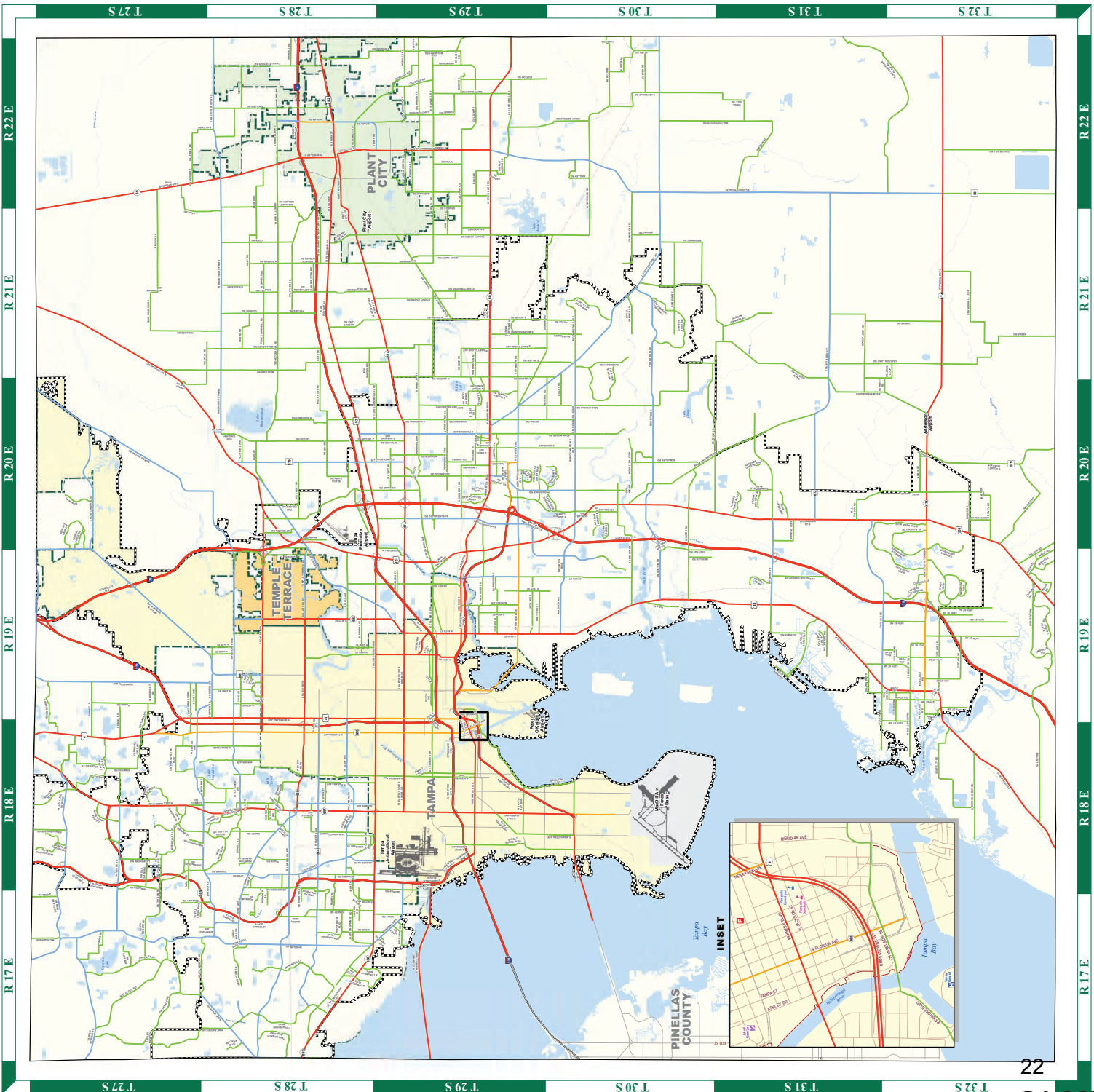


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the map. The map is provided for informational purposes only and is not to be used for any other purpose. The map is not to be used for any other purpose.

SOURCE: This map has been prepared for the inventory of real property located within Hillsborough County and is not to be used for any other purpose. The map is not to be used for any other purpose.

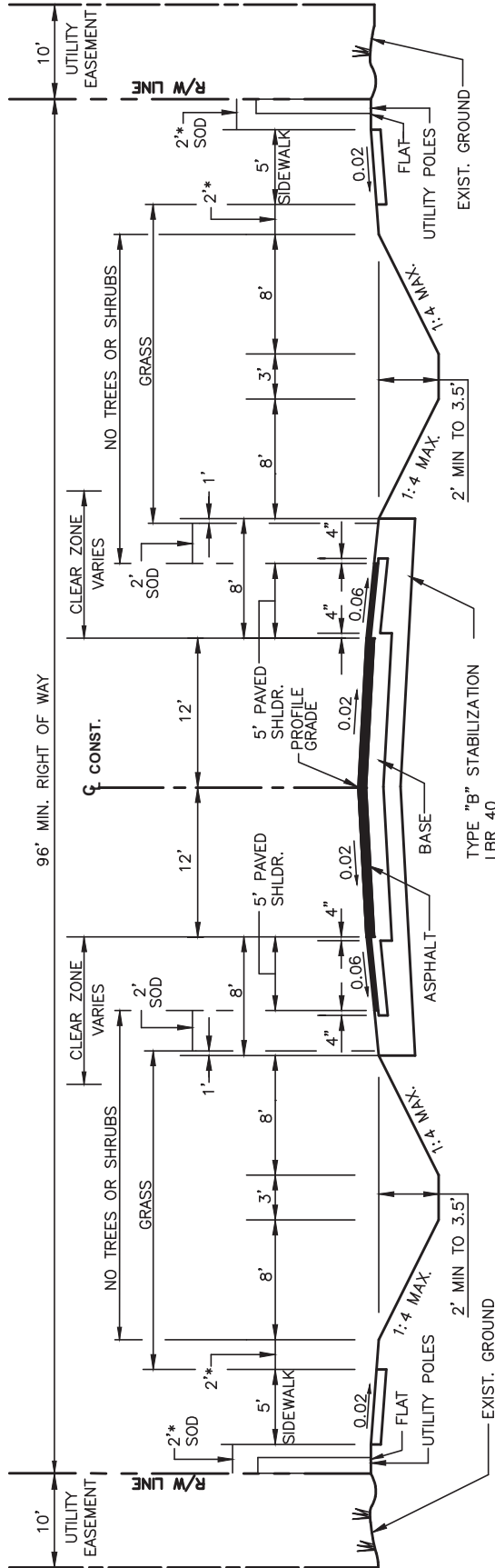
Users of the map are hereby notified that the above information is preliminary and should be consulted for verification of the information contained on this map.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



TS-7





TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED - 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

REVISION DATE:

10/17

24

TRANSPORTATION TECHNICAL MANUAL

Hillsborough
County Florida

LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION

DRAWING NO. **TS-7**

SHEET NO. 1 OF 1



**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

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Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	1506 College Avenue
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	055512.0000
☐ Check This Box If There Are More Than Five Folio Numbers	
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Steven J. Henry, P.E.
Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.	
Current Property Zoning Designation	PD 04-0063
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 24-0674
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	



LINCKS & ASSOCIATES, LLC

August 2, 2024

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: 1506 College Avenue
MM 24-0674
Folio 055512.0000
Lincks Project Number: 24042

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03I of the Hillsborough County Land Development Code, for the number of accesses to the project.

The developer proposes to modify the existing Planned Development (PD) (04-0063) for the project. The subject property is currently zoned PD to allow the following:

Parcel A – 22,000 Square Feet of Furniture Store (Existing)
Parcel B – 50,000 Square Feet of Office/Warehouse or Commercial General (CG) Uses
Parcel C – 15,000 Square Feet of Commercial Neighborhood (CN) Uses
Parcel D – 7,500 Square Feet of Business Professional Office (BPO) Uses

A copy of the existing PD plan and conditions are included in the Appendix of this letter.

The access to serve the project is proposed to be as follows:

- Two (2) existing full accesses to 15th Street
- One (1) proposed right-in/right-out access to College Avenue

The PD is proposed to be modified to consolidate Parcels B, C, and D into the following land uses:

- Retail – 20,000 Square Feet
- Warehouse – 20,000 Square Feet

Based on the trip generation for the project (Table 1), the adjacent roadways and Section 6.04.03 of the Hillsborough County LDC, one (1) access would be allowed for the project, as shown in Table 2. This letter is to request a waiver to the number of accesses to serve the project from one (1) to three (3).

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
813 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
August 2, 2024
Page 2

(a) there is an unreasonable burden on the applicant,

There are already two existing accesses to 15th Street serving the existing furniture store. The applicant has an easement to access the existing driveways on 15th Street but does not have the right to eliminate one of the driveways. The two accesses are needed to 15th Street as there is no circulation around the furniture store building. In addition, if there is circulation typically it is not recommended to circulate the trucks in front of retail buildings with pedestrians accessing the building. Finally, the right-in/right-out access to College Avenue is needed to provide access for the proposed retail use.

Based on the above, it would be an unreasonable burden on the applicant to restrict the project to one (1) access.

(b) the variance would not be detrimental to the public health, safety and welfare,

As indicated, the accesses to 15th Street are existing and the access to College Avenue will be limited to right-in/right-out. Therefore, the number of accesses would not be detrimental to the public health, safety and welfare.

(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

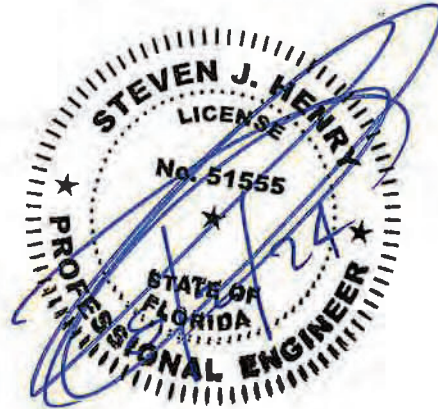
To be able to segregate the passenger vehicles and trucks the two (2) accesses to 15th Street are needed. In addition, access to College Avenue is needed for the successful function of the proposed retail use. Therefore, without the variance, reasonable access cannot be provided.

Mr. Mike Williams
August 2, 2024
Page 3

Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,

Steven J Henry
President
Lincks & Associates, LLC
P.E. #51555



Based on the information provided by the applicant, this request is:

_____ Disapproved
_____ Approved
_____ Approved with Conditions

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Date _____

Sincerely,

Michael J. Williams
Hillsborough County Engineer

TABLE 1
PROJECT TRIP GENERATION (1)

Parcel	Land Use	ITE LUC	Size	Daily Trip Ends	AM Peak Hour Trip Ends			New External AM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
A	Furniture Store	890	22,000 SF	139	4	2	6	6	6	12
B, C & D	Retail	822	20,000 SF	1,089	28	19	47	64	63	127
B, C & D	Warehouse	150	20,000 SF	70	20	6	26	8	21	29
	Total			1,298	52	27	79	78	90	168

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

TABLE 2
NUMBER OF ACCESS DETERMINATION

<u>Roadway</u>	<u>Classification</u>	<u>Maximum Vehicle/HR</u>	<u>Peak Hour Project Trip Ends (1)</u>	<u>Number of Accesses</u>
15th Street	Collector	300/HR	168	1

(1) See Table 1.
(2) $168/300 = 0.56$ Use 1

APPENDIX



PROPOSED PD PLAN





EXISTING ZONING



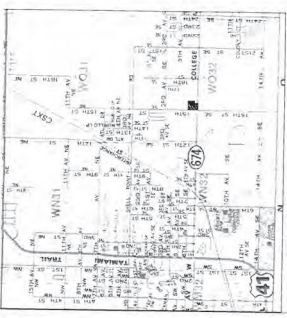
Sheet No. 04-0003
1
H-1021 CDP

REVISED GENERAL DEVELOPMENT PLAN
PREPARED FOR: BERT CHASE, TRUSTEE
PROPOSED MIXED USE DEVELOPMENT

Location: 1501 North Dale Mabry Highway, Suite 200
Scale: 1" = 50' Date: 10/3/23
Sec. 9 Imp. 32 Rpt. 19

MICHAEL D. HORNER & ASSOCIATES
PLANNING CONSULTANTS
1501 NORTH DALE MABRY HIGHWAY SUITE 200
TALLAHASSEE, FLORIDA 32310
(913) 962-2298

Revisions:
12/18/23 ACCESS/STREETS
4/12/24 STAFF CONDITIONS



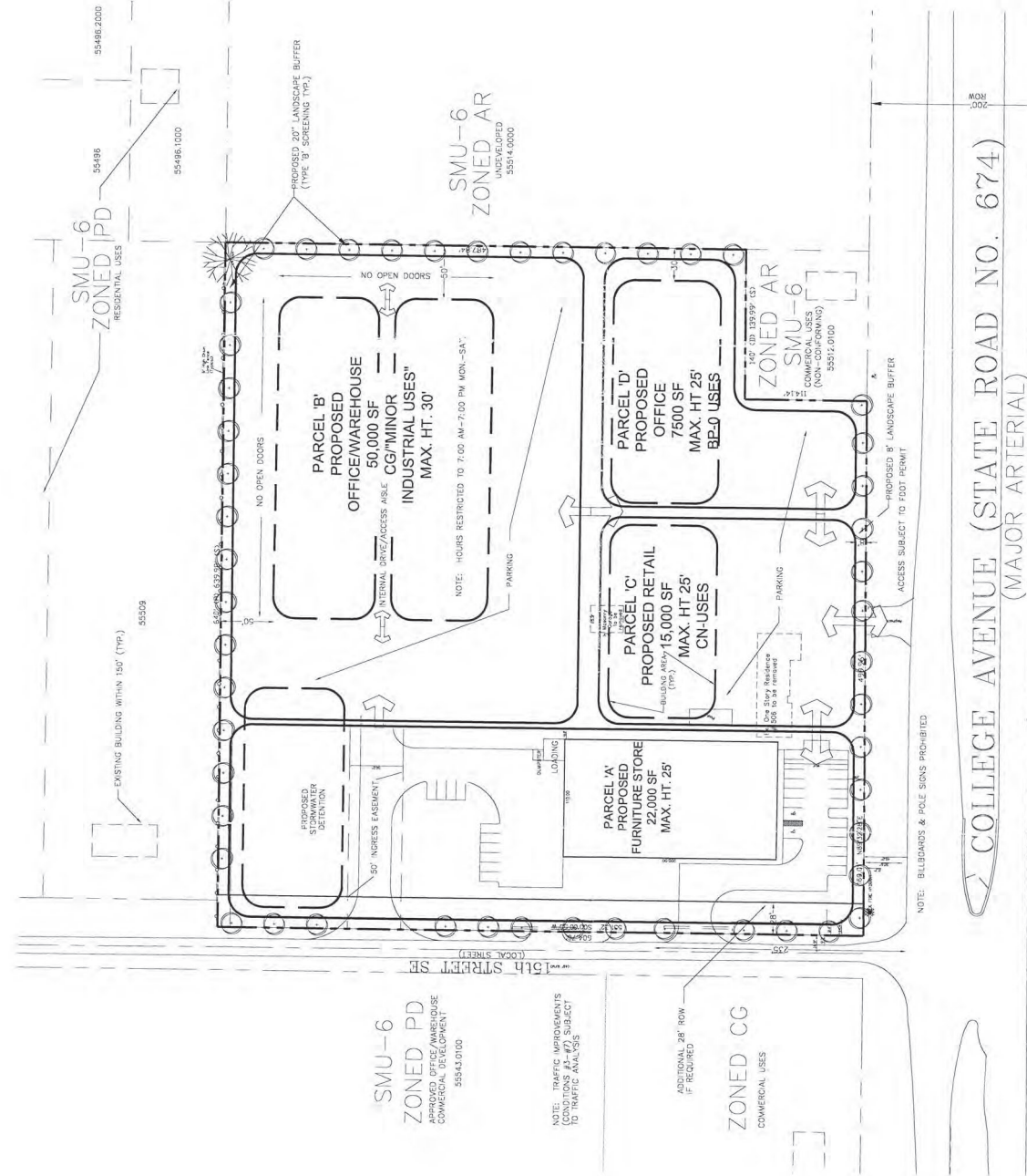
LOCATION MAP

LEGAL DESCRIPTION:
Lot 285 of MAP OF RUSKIN COLONY FARM, according to map or plat thereof as recorded in Plot Book 5, Page 63 of the Public Records of Hillsborough County, Florida, less the East 140 feet thereof, less the South 150 feet thereof and less the South 35 feet for road.
Contains 370.145 square feet or 8.50 acres, more or less.

SITE DATA:

PARCEL SIZE: 8.5 AC mol
EXISTING ZONING: PD (Plan Devel.)
PLAN SECTOR: SMU-6
PROPOSED USES: Mixed Use
Furniture Store: 22,000 SF
Office- Warehouse: 50,000 SF
Retail: 15,000 SF
Office: 7,500 SF
PARKING: PER LDC PROVISIONS

PLANNING NOTES



SCALE: 1" = 50'-0"



Hillsborough County
Florida

Office of the County Administrator
Patricia G. Bean

February 26, 2004

BOARD OF COUNTY COMMISSIONERS

Kathy Castor
Pat Frank
Ken Hagan
Jim Norman
Jan K. Plott
Thomas Scott
Ronda Stronks

Assistant County Administrators
Bernardo Garcia
Carl S. Harness

Michael D. Horner
14502 N Dale Mabry Hwy
Suite 200
Tampa FL 33618

RE: PETITION NO. RZ 04-0063 RU

Dear Mr. Horner:

At the regularly scheduled public meeting on February 24, 2004, the Board of County Commissioners granted your request for rezoning of the tract of land described in your application from CG and AR to PD, with the attached conditions.

The approval of a planned development rezoning requires the developer submit a revised General Site Plan reflecting all conditions, within 90 days of zoning approval. Failure to submit the site plans within the time period will place your rezoning in violation.

To comply with this requirement, please complete and submit the enclosed application for General Site Plan Review/Certification, to the Planning and Zoning Division, 20th floor of the County Center, 601 East Kennedy Boulevard. For information concerning the certification process, please contact Diane Gavitt at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

Paula M. Harvey, AICP, Director
Planning and Zoning Division

Attachments

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 18, 2003.

1. The project shall be permitted a maximum of 94,500 square feet of building area. The specific uses are as follows:
 - 1.1 Parcel A – 22,000 square feet for a furniture store,
 - 1.2 Parcel B – 50,000 square feet for an office/warehouse (minor industry only), with the option for Commercial, General (CG) uses, excluding outdoor storage and major vehicle repair,
 - 1.3 Parcel C – 15,000 square feet for Commercial, Neighborhood (CN) uses, excluding fast food with drive-thru, gas stations, adult uses, liquor stores (a maximum 2,000-square-foot sandwich shop/deli may be permitted),
 - 1.4 Parcel D – 7,500 square feet for Business Professional Office (BPO) uses.
 - 1.5 Parcels may be adjusted to accommodate stormwater and access issues during site development review.
2. The project shall be subject to the CG development standards, unless otherwise referenced herein.
 - 2.1 Parcel B – Minimum 50-foot building setback from northern and eastern property boundaries
Maximum height – 30 feet
No open doors/bays or loading docks shall face the northern or eastern property boundaries
 - 2.2 Parcels A, C, and D – Maximum height – 25 feet
3. Subject to Florida Department of Transportation (FDOT) approval, the development may be allowed one access point onto State Road (SR) 674. As a worse-case, this access point may be restricted to right-in/right-out only. The applicant may be subject to the Rules of the Department of Transportation, Chapter 14-97.
4. If required by a traffic analysis, and if warranted, at projects driveways, the developer shall construct a right turn lane (deceleration) on SR 674 and a right turn lane on 15th Street SE into the site. Left turn lanes into the site along 15th Street SE shall also be constructed.
5. If required by a traffic analysis, and if warranted, the developer shall construct/extend the left turn lanes for east-to-northbound traffic and for south-to-eastbound traffic at the intersection of SR 674/15th Street SE.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

6. If required by a traffic analysis, and if warranted, the developer shall construct a right turn lane (deceleration) into the site, an acceleration lane out of the site, and a left turn lane into the project's driveway. Pending the results of a transportation analysis, other improvements may include building/extending turn lanes at the adjacent intersections. If it is determined by the results of the left turn lane analysis submitted by the developer, that adequate right-of-way does not exist to construct any needed improvements (i.e. turn lanes), then the developer shall re-submit an analysis showing the maximum development that could occur to still enable the needed improvements to be constructed. The development will be limited to the size as shown in the submitted analysis.
7. If required by FDOT, and if warranted, the developer shall provide, at his expense, additional left turn storage lanes of sufficient length to accommodate anticipated left turning traffic, for vehicles making U-turns on SR 674 at each median cut adjacent (east/west of the site) to the project where a U-turn is permitted. Prior to detail site plan approval, the developer shall provide a traffic analysis, signed by a Professional Engineer, showing the amount of storage needed to serve development traffic. The design and construction of these U-turn lanes shall be subject to FDOT approval.
8. The applicant shall convey to Hillsborough County, upon written request of the County of the identified roadway improvements or prior to Construction Plan or Final Plat approval for development in accordance with this application (RZ04-0063), whichever comes first, up to 48 feet of right-of-way from the existing center line of right-of-way on 15th Street SE, to accommodate for the right-of-way as needed for a two lane collector. This shall be up to 28 feet from the existing right-of-way.
9. Outdoor lighting shall be full-cutoff light fixtures.
10. Parcel B hours of operation are restricted to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No operation on Sundays or Holidays.
11. Prohibited uses shall include billboards and pole signs.
12. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
13. Approval of this rezoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
14. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

FINAL CONDITIONS
OF APPROVAL

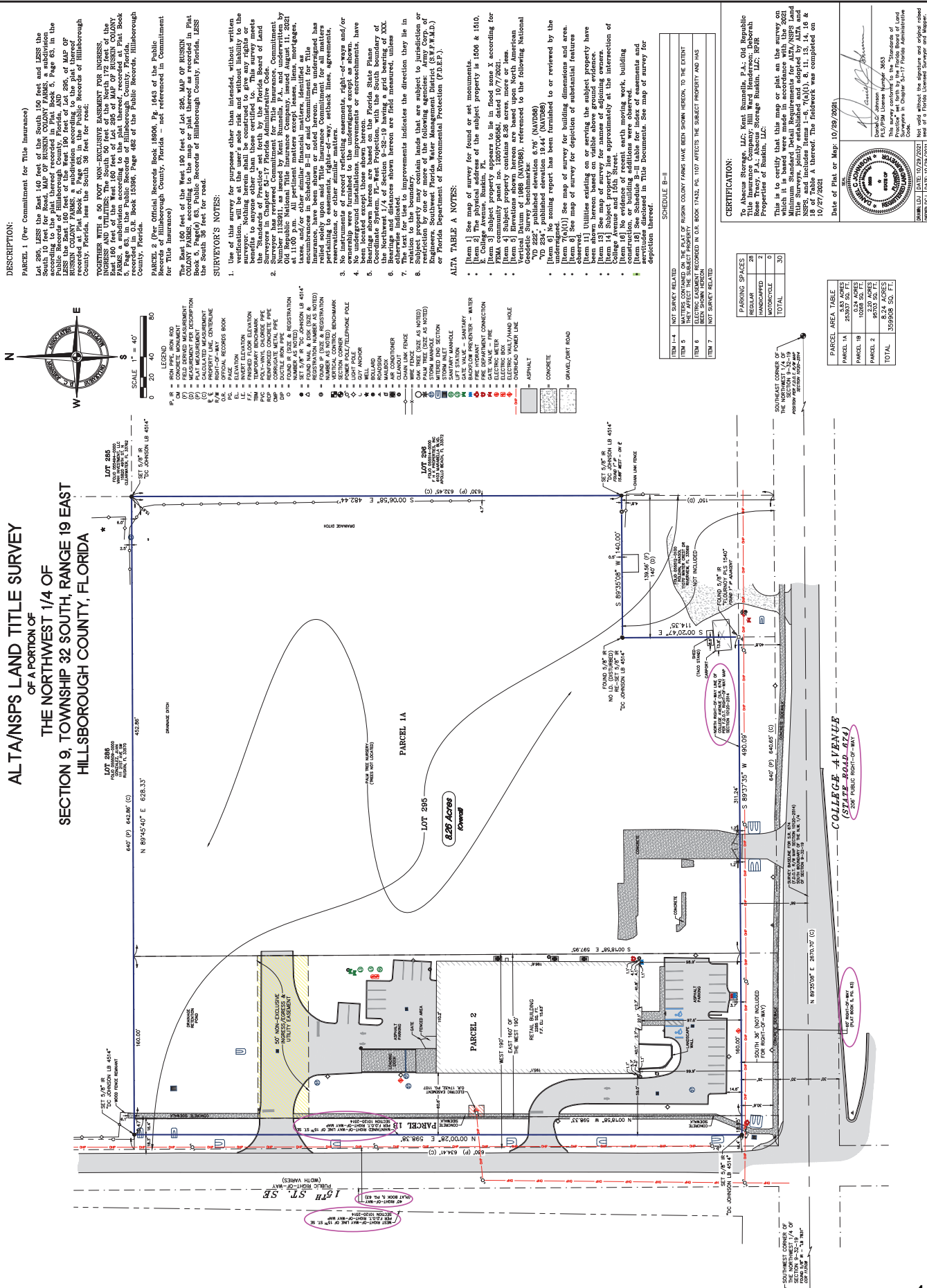
PETITION NUMBER: RZ 04-0063 RU
MEETING DATE: February 24, 2004
DATE TYPED: February 25, 2004

15. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
16. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Planning and Growth Management Department a revised General Development Plan for certification which conforms the notes and graphic of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.
17. Effective as of February 1, 1990, this development order/permit shall meet the concurrency requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not constitute a guarantee that there will be public facilities at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits.

SURVEY



ALTA/NSPS LAND TITLE SURVEY
OF A PORTION OF
THE NORTHWEST 1/4 OF
SECTION 9, TOWNSHIP 32 SOUTH, RANGE 19
NORTH, HILLSBOROUGH COUNTY, FLORIDA



DESCRIPTION:

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
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PARCELS 1 (per Centimeter for This Issue):
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The East 160 feet of the West 190 feet of Lot 295, MAP OF RUSKIN COLONY FARMS, according to the map or plat thereof as recorded in Plat Book 5, Page(s) 63, Public Records of Hillsborough County, Florida, LESS the South 36 feet for road.

SURVEYOR'S NOTES:

1. Use of this survey for purposes other than intended, without written verification, is at the user's sole risk and without liability to the Surveyors.
2. The Surveyors shall be held harmless from all claims, damages or benefits to anyone other than those certified to. This survey meets the requirements of the Florida Administrative Code.
3. Surveyors in Chapter 4-17 Florida Administrative Code.
4. Suretyor has reviewed Commitment for Title Insurance Commitments to the Florida Department of Banking & Finance dated August 11, 2021, of Republic National Title Insurance Company, issued August 11, 2021, at 11:00 p.m. All pertinent matters except leases, mortgages, encumbrances in Schedule B-II and said Commitment for Title Insurance have been noted herein. The undersigned has examined the above and certifies that the same are true and correct pertaining to easements, rights-of-way, setback lines, agreements, restrictions, or other similar matters.
5. No exceptions, reservations, or other similar matters or circumstances were furnished to the undersigned except as shown.
6. The undersigned hereby warrants that no other exceptions, reservations, have been located except those shown herein.
7. Easements shown herein are based on the Florida State Plans
8. The location of the easement is shown on the map of the portion of the Northwest 1/4 of Section 9-32-19 having a grid bearing of XXX.
9. The text for lot is improvements indicates the direction they lie in relation to the boundary.
10. The following persons, individuals, trusts that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp of Engineers, Southwest Florida Water Management District (SWFWMD), and the United States Fish and Wildlife Service (USFWS).

EXERCISE 1: CARRY THE WEIGHT

TABLE A. NOTES:

- [Item 1] See map of survey for found or set monuments.
- [Item 2] The physical address of the subject property is 1508 & 1510, 15th & Main St., Santa Fe, NM 87501.
- [Item 3] Subject property appears to be in flood zone X according for FEMA community panel no. 12057C006861, dated 10/7/2021.
- [Item 4] Subject property contains 8.99 acres, more or less.
- [Item 5] The subject property is located in the Santa Fe National Forest, Vertical Datum of 1985 (NAVD85), referenced to the following National Geodetic Survey benchmarks:
 - 6971 (NM058)
 - 6972 (NM058)
 - 6973 (NM058)
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 - 7228 (NM058)
 - 72

* [Item 7(a)(1)] See map of survey for building undersigned.

- [Item 8] See map of survey for depiction of substantial features observed.
- [Item 11] Utilities existing on or serving the subject property have been shown hereon based on visible above ground evidence.
- [Item 13] See map of survey for names of adjoining owners.
- [Item 14] Subject property lies approximately at the intersection of College Avenue and 15th Street.
- [Item 16] No evidence of recent earth moving work, building construction, or building additions were observed.
- [Item 18] See Schedule page 10 for table of easements and encumbrances.

services disclosed in their depiction thereof.

SCHEDULE B-II	
DEM 1-4	NOT SURVEY RELATED
DEM 5	MATTERS CONTAINED ON THE PLAT OF RUSION COLONY FARMS HAVE BEEN SHOWN HERON, TO THE EXTENT THEY AFFECT THE SUBJECT PROPERTY
DEM 6	ELECTRIC EASEMENT RECORDED IN O.R. BOOK 17432, PG. 1107 AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN HERON
DEM 7	NOT SURVEY RELATED

1000000

PACES	28
	2

This is to certify that this map or plat on the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-6, 7(a)(i), 8, 11, 13, 14, 16 & 18 of Table A thereof. The fieldwork was completed on 10/27/2021

Date of Plat or Map: 10/28/2021

[illegible]

PARCEL AREA TABLE	
PARCEL 1A	5.63 ACRES 253937 SQ. FT.
PARCEL 1B	0.24 ACRES 10268 SQ. FT.
PARCEL 2	2.20 ACRES 95703 SQ. FT.
TOTAL	8.24 ACRES 359908 SQ. FT.

PARKING SPACES	
REGULAR	28
HANDICAPPED	2
MOTORCYCLE	0
TOTAL	30

HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY LDC
SECTION 6.04.03



Sec. 6.04.03. - General Access Standards

A. Applicability

The following standards apply to all Connection Types.

B. Access to Residential Property

Direct access from residential property adjacent to arterial streets shall be prohibited when access can be provided via a collector roadway, unless it can be demonstrated by the applicant that access to the arterial roadway will provide a greater public benefit.

C. Primary Access to Non-Residential Property

If non-residential property is located such that access can be provided to either an arterial or collector facility, primary access shall be via the collector facility, unless it can be demonstrated by the applicant that primary access to the arterial roadway will provide a greater public benefit.

D. Shared Access

Shared access facilities onto arterial and collector streets are encouraged when two or more contiguous sites are planned for compatible uses. Shared access is desirable where the trip generation from the anticipated land uses will not be large enough to warrant a traffic signal.

E. Off-site Street Parking

Except for Single Family Residential Units or other types of residential units approved by the County, off-site street parking shall be designed to insure that all vehicles leaving or entering the public street right-of-way shall be traveling in a forward motion.

F. Sight Distance; Visibility At Intersections

1. Sight Distance Access points shall be located along the property frontage in such a manner as to provide adequate sight distance per the requirements of the Hillsborough County Transportation Technical Manual latest edition and Florida Department of Transportation Standard(s).
2. No structure or portion of any structure shall be placed or erected, no motor vehicle, trailer or equipment shall be allowed to park, stand, stop or be stored, and no vegetation shall be maintained, planted or allowed to grow in a manner which materially impedes the visibility from a street, alley or driveway of lawfully oncoming traffic from any direction in the intersecting public street, between heights of two and one-half feet and eight feet, as measured from the pavement edge, of the adjacent roadway across sight distances complying with the Hillsborough County Transportation Technical Manual. Alternatively, the comparable design standards of the Florida Department of Transportation may be utilized.

G. Operational Characteristics of Access

The driveway should be constructed so that all entering and exiting movements can be accomplished with minimum disruption to traffic flow on the intersecting roadway. For developments having drive-in services, the service area should be far enough from the roadway to ensure adequate vehicle storage space within the property limits, i.e., avoid vehicle backups blocking the service operation and interfering with the safe movement of highway traffic. Where possible, a minimum of 50' (for Type II) or 100' (for Type III or higher) of the driveway throat shall remain free of internal connections or parking spaces which might interfere with the movement of vehicles into or out of the access. The applicant may submit an analysis showing that for his particular site, a throat of less than 100' is appropriate and will result in no adverse impact to the public roadway system.

H. Access Along Acceleration/Deceleration Lanes

A driveway shall not be constructed along acceleration or deceleration tapers connecting to interchange ramp terminals, intersecting roadways, bus bays or other driveways unless access would be unreasonably denied and the driveway can be made to function properly, i.e., safe and efficient traffic operation.

I. Number of Access Points

1. The minimum number of driveways should be allowed that will adequately serve the need for the abutting property, and yet not seriously impact the function and capacity of the highway to which access is desired.
- 2.

The number of entrances shall be determined based on the maximum desirable vehicle flow rate at entrances for residential and non-residential land uses based on the street characteristics.

3. All access drives shall be required to comply with access spacing criteria and cross access connections are considered as a driveway connection for the purpose of complying with this section of the LDC. Cross access connections shall be consistent with Section 6.04.03 (Q) of the Land Development Code.
4. Properties that are bordered by physical impediments such as railroad tracks, limited access highways, existing navigable river or government owned property with restrictions may request an Administrative Variance pursuant to Section 6.04.02(B) of the Land Development Code.
5. The applicant may be permitted fewer driveway connections than required by the threshold matrix if through an approved traffic engineering study it is demonstrated that the proposed driveway connections will provide adequate capacity for the project to operate in a safe and efficient manner without causing delays or backups on the impacted roadways.
6. Where Non-Residential development abuts Collector/Arterial and Local roads primary driveway connections shall be at Collector/Arterial roads and Local roads shall be use for secondary access.

Table 1: Function and Driveway Guidelines

Residential Uses

Street Character	Maximum Vehicle Flow
Function	Peak Hour Total
Local	90
Collector/Arterial	180

Table 2: Function and Driveway Guidelines

Non-Residential Uses

Street Character	Maximum Vehicle Flow
Function	Peak Hour Total
Local	180
Collector/Arterial	300

Calculation Formula

Number of Driveways = Peak Hour Total Project Traffic/Maximum Vehicle Flow. Fractional results shall be rounded up to the next highest whole number.

Sample Calculation:

Example: A developer plans to construct a shopping center at a site near the intersection of two arterial roadways, which will house 250,000 square feet leasable area. The developer proposes three arterial connections.

Are three arterial connections adequate for this site? As with the above sample, we start by calculating the number of peak hour trips generated by the site. In this case the ITE trip generation indicates a total of 1,146 peak hour vehicle trips. We reference Table 2 and find the non-residential collector maximum vehicle flow figure. Dividing the peak hour total by 300 results in the need for 3.82 or four driveways. Therefore, the number of collector connections should be four.

J. Spacing of Accesses and Median Openings

The minimum spacing between adjacent access points and between adjacent median openings are a function of the Access Class assigned to the main roadway. The distances shown in 6.04.07 are minimums and may not be sufficient if extensive right or left turn storage is required. Greater distances may be required to provide sufficient site-specific storage. Right turn in/right turn out movement and accesses which do not meet the minimum spacing may be permitted where, due to size, configuration, or location of the parcel, there is no feasible alternative access meeting the desired standard.

K. Drainage Considerations

Access shall be constructed in accordance with the requirements of Hillsborough County Stormwater Management Technical Manual.

L. Existing Facilities

1. Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.
2. Where driveways are constructed within the limits of existing curb and gutter construction, the existing curb and gutter shall be removed either to the nearest joints or to the extent that no remaining section is less than five feet long. If the curb is not removed to the nearest joint, the curb will be cleanly cut with a concrete saw. Driveways materials type should conform to the original construction on a section unless otherwise specifically provided on the permit.

M. Intersections

At an intersection, no driveway shall be allowed within the radius return of the intersecting roadways. An exception for existing developments may be considered when driveways are reconstructed as part of a roadway reconstruction project.

N. Emergency Access

In addition to minimum yard and building spacing requirements specified in this Code, all buildings and other structures, land preparation, and landscaping shall be so located and arranged on lots as to provide safe and convenient access for emergency purposes, fire protection, servicing, and off-street parking and loading located on the premises.

O. Prohibition of Use of Residentially Zoned Private Property for Access to Uses Not Permitted in Residential Districts; Exceptions

No private land which is agriculturally or residentially zoned shall be used for vehicular or pedestrian access to land or structures in other districts used for any purpose not permitted in agricultural or residential districts, except as provided below or otherwise authorized by this Code or other lawful regulations:

1. Where provision does not exist for safe access for emergency and public service vehicles and such access is not reasonably feasible except through privately owned residential or agricultural land, access reserved for and limited to such vehicles may be authorized by the Land Use Hearing Officer, subject to conditions and safeguards designed to protect the tranquility and character of the residential land so traversed.
2. Where convenience and safety would be promoted, walkways and bicycle paths to non-residentially zoned land may be authorized by the Land Use Hearing Officer across privately owned residentially zoned land, subject to conditions and safeguards to protect the tranquility and character of the residential land so traversed.

P. Right-of-Way Protection and Acquisition

1. No development activity (buildings, parking areas, water retention, etc.) shall be permitted within existing right-of-way

corridors, as established and recorded through the Hillsborough County Thoroughfare Plan Regulations.

2. Prior to the development of land contiguous to public transportation corridors, right-of-way shall be reserved or dedicated to the appropriate governmental jurisdiction in accordance with an adopted Hillsborough County Transportation Corridor Map. In the absence of an adopted Corridor Map, right of way shall be reserved or dedicated to the appropriate governmental jurisdiction in accordance with the current MPO Long Range Transportation Needs Assessment Map in effect at the time of the request for reservation or conveyance. No development activity shall be permitted within the designated transportation corridors.

Q. Cross-Access Criteria and Requirements

1. The purpose of requiring cross-access in certain situations is to reduce the necessity to use the public street system in order to move between adjacent and complementary land uses where such interchange of vehicular or pedestrian trips are likely to occur.
2. When each of the following conditions exist, provisions for vehicular and pedestrian cross-access must be provided:
 - a. The site is on at least one roadway with an Access Management Classification of 1 through 6.
 - b. The site has a commercial or office land use or zoning designation, and is adjacent to a parcel which also has a commercial or office land use designation or zoning and which has access on the same roadway.
3. When each of the following conditions exists, provisions for pedestrian cross-access must be provided.
 - a. The site has frontage on at least one roadway with an Access Management Classification of 1 through 6.
 - b. The site has a commercial or office land use or zoning designation and is adjacent to a parcel having frontage on the same roadway which has a land use or zoning designation allowing 12 dwelling units per acre or more, or
 - c. The site has a residential land use or zoning designation allowing 12 dwelling units or more per acre and is adjacent to a parcel having a land use or zoning designation of 12 dwelling units or more per acre or a commercial or office land use or zoning designation and which has access on the same roadway.
4. As used herein, "provisions for cross-access" shall mean that the developer of the property shall design his site in such a manner as to make cross-access possible as provided in this division.
5. When the criteria in 2 or 3 above are met, provisions for cross-access must be provided as established below:
 - a. If the adjacent site is developed and, in the opinion of Hillsborough County, cross-access is feasible, the developer shall design and build the appropriate cross-access to the property line of the adjacent parcel.
 - b. If the adjacent site is developed but, in the opinion of Hillsborough County, cross-access is not feasible at this time, the developer shall design and designate on the site plan the location of future cross access, but will not be required to construct the cross-access at the time of initial site development. The owner shall commit, in writing, to construct and allow cross-access at such time as Hillsborough County determines that cross-access is feasible and desirable.
 - c. If the adjacent site is undeveloped, the developer shall design and build the cross-access to the property line of the adjacent parcel in anticipation of future connection when that site is developed.
 - d. The minimum width of a vehicular cross-access shall be 24 feet. The minimum width of a pedestrian cross-access shall be five feet.

R. Corner Clearance

Corner clearances for all connections shall meet or exceed the minimum connection spacing requirements of 6.04.07 of this division except as provided below:

1. Type I. The minimum corner clearance for a Type I connection shall be ten feet.
2. All Other Types. Isolated Corner Property—A single connection (on each frontage) may be placed closer to the intersection if, due to property size, the applicable minimum spacing standards in Table I cannot be met, and where joint access which meets or exceeds the applicable connection spacing cannot be obtained with a neighboring property or, it is determined by the County that joint access is not feasible based on conflicting land uses or conflicting traffic volumes/characteristics, then the minimum corner clearance given in 6.04.08 can be used. Such properties, for the purpose of this document will be called "isolated corner properties".

3. In cases where connections are permitted under this criteria, the permit will contain the following conditions:
 - a. There will be no more than one connection per frontage.
 - b. When joint or alternative access which meets or exceeds the applicable minimum connection spacing becomes available, the permittee will close the permitted connection, unless the permittee shows that such closure is not feasible because of conflicting land use or conflicting traffic volumes/characteristics or existing structures which preclude a change in the existing connection.

(Ord. No. 00-21, § 2, 5-18-00; Ord. No. 01-30, § 2, 11-15-01; Ord. No. 02-13, § 2, 8-1-02; Ord. No. 09-62, Item B, 10-26-09, eff. 2-1-2010; Ord. No. 20-17, § 2(Exh. A), 9-24-20, eff. 10-2-20)

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
E. College Ave.	FDOT Arterial - Rural	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☒ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
15 th St. SE	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	4,274	133	374
Proposed	1,144	71	113
Difference (+/-)	(-)3,130	(-)62	(-)134

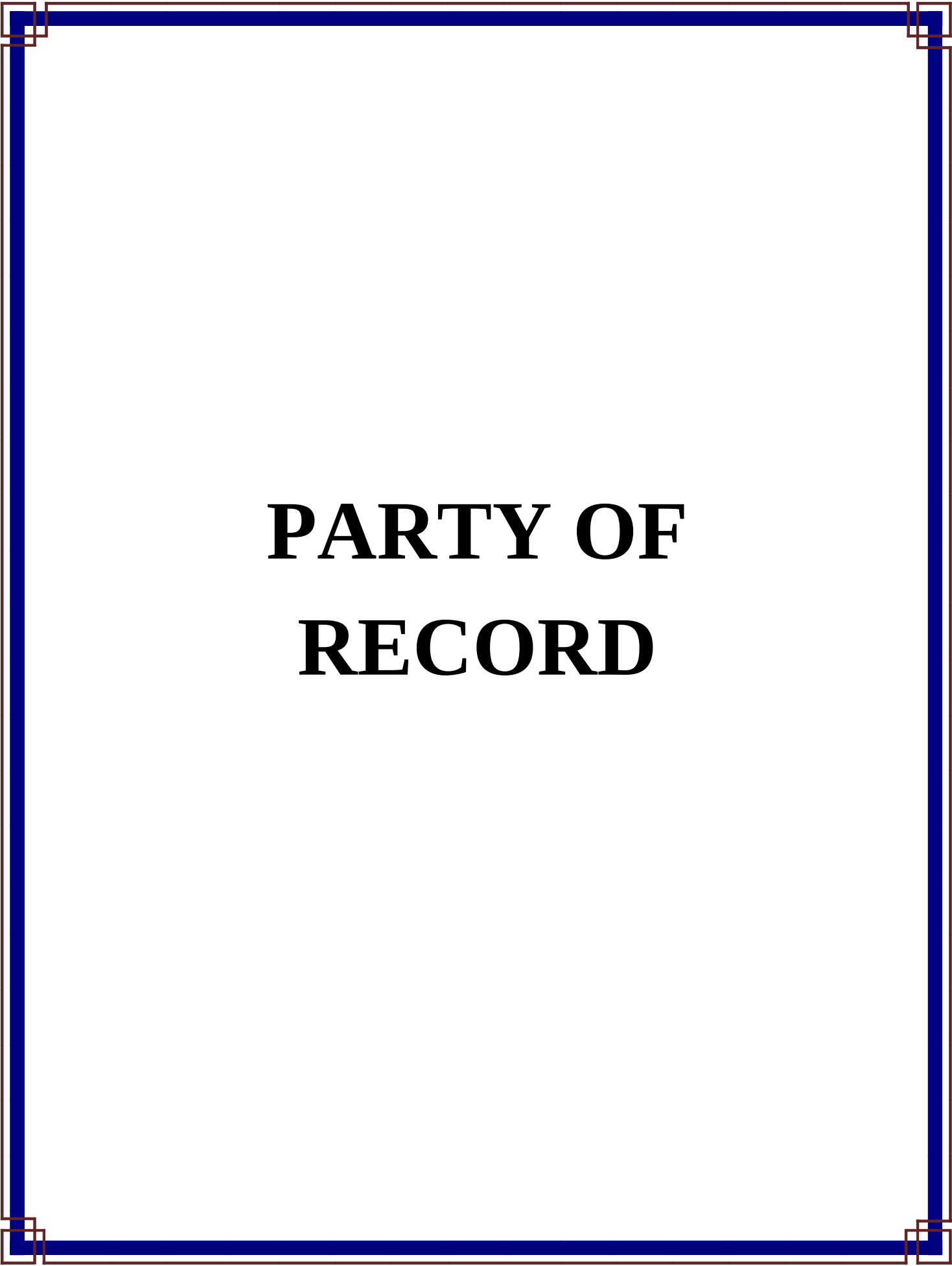
*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	Vehicular & Pedestrian	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
15 th St. SE/Substandard Roadway	Administrative Variance Requested	Approvable
Multiple/Number of Driveways	Administrative Variance Requested	Approvable
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☒ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☒ Yes ☐ No	See report.



PARTY OF RECORD

NONE